

To: City of St. Louis Planning Commission

From: Don Roe, Executive Director

Subject: Application for Form-Based District -- Including Adoption of Form-Based District and Zoning District Map Amendment (Map Change) -- for Establishment of Forest Park Southeast Form-Based District/Code -- Multiple City Blocks -- Forest Park Southeast, Midtown & Botanical Heights Neighborhoods

Date: November 3, 2017

Summary

Submittal: Application for a form-based district, an overlay zoning district, for a portion of the Forest Park Southeast neighborhood and two adjacent neighborhoods for Planning Commission review and recommendation. Includes a proposal to adopt a form-based district for the area and an amendment of the Zoning District Map (map change).

Site: Approximately 350-acre area -- generally bounded by Interstate 64, Union Pacific Railroad tracks and Kingshighway Blvd. -- in the Forest Park Southeast neighborhood and small portions of two adjacent neighborhoods.

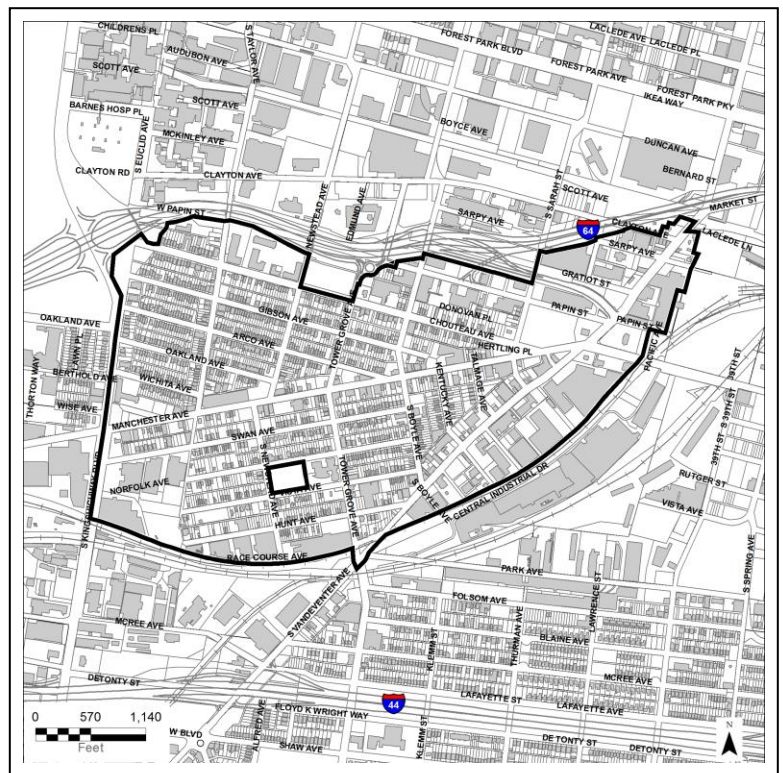
Intent: Amend the Zoning District Map and adopt a form-based code in order to facilitate the implementation of a new vision for the area.

Proposal: Establish the Forest Park Southeast Form-Based Code (FBC), a set of zoning regulations which would be applicable to only the above area, and establish the Forest Park Southeast Form-Based District (FBD), an overlay zoning district, for the same area.

Land Uses: Existing uses include a wide variety of residential, commercial, industrial and institutional uses.

Applicant: Park Central Development Corporation.

Support Letter: Submitted by Alderman Joseph Roddy (17th Ward).



Recommended Action

That the Planning Commission finds the proposal to establish the Forest Park Southeast Form-Based Code and amend the Zoning District Map (map change) -- establishing the Forest Park Southeast Form-Based District -- for an approximately 350-acre area in the Forest Park Southeast neighborhood and small portions of two adjacent neighborhoods (as detailed in the draft legal description in Exhibit “B”) to be in conformity with the City’s Strategic Land Use Plan and **recommends approval** to the City’s Board of Aldermen.

1.0 Background

1.1 General

- Authorized by Ordinance 69199 (the City’s enabling legislation for form-based districts), the Planning Commission is reviewing the proposed establishment of the Forest Park Southeast Form-Based District, an overlay zoning district that has a specific geography and regulations (“code changes”) that apply to the geography -- hence, a change to the Zoning District Map and Zoning Code. Both occur under the “umbrella” of being a form-based district.
- The Park Central Development Corporation, a community development corporation that serves the area, sought to prepare a new vision for the Forest Park Southeast neighborhood in 2014. The organization contracted with H3 Studio, a planning/design firm, to provide expertise in drafting a vision which would articulate the neighborhood’s preservation and development goals and provide a vision for the study area, as well as drafting a form-based district, an overlay zoning district that would serve as an implementation mechanism for the neighborhood vision.
- The Park Central Development Corporation and H3 Studio, along with a 15-member steering committee, worked closely with residents, business owners and local political and civic leaders to prepare a comprehensive vision for the future of the area. The planning process included numerous opportunities for community engagement, including public meetings, open houses, charrettes and interviews. The resulting vision document -- “A Vision for the Forest Park Southeast Neighborhood” -- prepared on February 12, 2015, also created a foundation for a form-based district in the future.
- The approximately 350-acre area (including public rights-of-way) is generally bounded by Interstate 64 on the north, Union Pacific Railroad tracks on the east and south, and Kingshighway Blvd. on the west. (Note: An area of the Interstate 64 right-of-way at Kingshighway Blvd. is included within the boundaries and is expected to be sold by MoDOT for development.) It includes a wide variety of residential, commercial, industrial and institutional uses. Residential buildings are generally located in the interior of the area. Commercial uses are generally found along major streets such as Manchester Ave., Chouteau Ave. and Vandeventer Ave., as well as corner buildings throughout the area. Industrial uses are generally clustered east of Vandeventer Ave. and in the southwestern and northeastern portions of the area. Institutional uses are generally scattered throughout the area.
- The diversity of land uses and densities reflects the range of zoning districts present in the area -- the “B”, “D” and “E” residential zoning districts; the “F” and “G” commercial zoning districts; and the “J” and “K” industrial zoning districts. (A map of the area’s existing zoning is shown in Exhibit “A”).
- In general, a number of redevelopment principles regarding physical improvements in the neighborhood were established in the neighborhood vision. They included the following:
 - Strengthen the Kingshighway Blvd. and Vandeventer Ave. edges of the neighborhood by making them into great walkable streets.

- Reinforce Manchester Ave. as the main street and central gathering area for the neighborhood.
 - Establish Tower Grove Ave. as a mixed-use, neighborhood street between Manchester Ave., Botanical Heights and the Missouri Botanical Garden.
 - Build the character of Chouteau Ave. as a grand boulevard and residential edge for the neighborhood, with strong bicycle connections to Chouteau Park and Forest Park.
 - Provide a safe, walkable, and integrated street network across Interstate 64 between the neighborhood, MetroLink, Cortex, Barnes Jewish and the Central West End.
 - Reinforce the well-established, historic and walkable character of the residential cores of the neighborhood with incremental infill and development.
- In order to reflect this neighborhood vision, a number of changes were made in the City's Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan. Most of the changes occurred at the perimeter of the area, while the interior of the area generally remained the same. The major changes are listed below. These changes -- collectively known as SLUP Amendment #14 -- were approved by the Planning Commission on June 1, 2016. Additional information regarding this SLUP amendment is included in Section 2.0 Comments of this resolution.
 - Changing the northeast portion of the study area from Business/Industrial Preservation Area (BIPA) to Opportunity Area (OA).
 - Changing the western side of S. Vandeventer Ave. from Neighborhood Preservation Area (NPA) to Neighborhood Commercial Area (NCA).
 - Changing S. Kingshighway Blvd. from Neighborhood Preservation Area (NPA) to Neighborhood Commercial Area (NCA).
 - Designating the southeast corner of Interstate 64 and Kingshighway Blvd. as a Neighborhood Commercial Area (NCA). (This site currently doesn't have a Strategic Land Use Category.)
 - Changing Chouteau Park from Opportunity Area (OA) to Recreational/Open Space Preservation and Development Area (ROSPDA).
 - Changing Manchester Ave. from Neighborhood Commercial Area (NCA) to Specialty Mixed Use Area (SMUA).
 - Changing the northern portion of S. Sarah St. from mostly Business/Industrial Preservation Area (BIPA) to Specialty Mixed Use Area (SMUA).

1.1 Form-Based Zoning

- Form-based zoning (FBZ) is increasing in use in cities across the United States. FBZ primarily distinguishes itself from traditional zoning codes, such as St. Louis', by using physical form -- as opposed to the separation of land uses -- as its fundamental focus. Advocates of FBZ believe that form-based codes (FBC's) -- a zoning code that uses FBZ regulations -- foster predictable built results and a high-quality public environment.
- A City technical committee composed of staff from PDA, the Zoning Section and the City Counselor's Office worked closely with the Park Central Development Corporation and its consultants -- H3 Studio and Polsinelli Shughart, a law firm -- to establish the first form-based district in the City -- the Central West End Form-Based District (CWE FBD). As part of this effort, the City Technical Committee drafted enabling legislation for form-based districts to establish general rules and regulations as to how form-based districts could be established in the City and how they would be administered. The proposal was reviewed and approved by the Planning Commission at its May 2, 2012 meeting and enacted by Ordinance 69199 on July 18, 2012.
- Ordinance 69199 established that form-based districts in the City would consist of zoning overlay districts for specific geographic areas that would be applied over the City's official Zoning District Map. These geographic areas would be designated as form-based districts (FBD's). The following criteria must be met in order for an area to be designated as a FBD: a minimum size of 15 acres, documentation of a

specific attribute or rationale of FBZ that would help the area to develop into its full potential and that is currently unavailable in the City's existing Zoning Code, and documentation that the proposed area exhibits certain characteristics. A number of technical requirements and indicators of public support are also required. Two different procedures are available to establish individual FBD's -- initiation by the Planning Commission or a formal application process by an applicant -- each of which includes a review by the Planning Commission and legislative approval.

1.2 Forest Park Southeast Form-Based Code

- The Forest Park Southeast Form-Based District (FPSE FBD) is being proposed for an approximately 350-acre area -- generally bounded by Interstate 64 on the north, Union Pacific Railroad tracks on the east and south, and Kingshighway Blvd. on the west -- in the Forest Park Southeast neighborhood and small portions of two adjacent neighborhoods. The boundaries of this area are shown on the map in Exhibit "A" and detailed in the legal description in Exhibit "B". The FPSE FBD would be enacted by the attached draft Board Bill. (See Exhibit "E".) The draft Board Bill is substantially complete, although minor modifications may be made prior to its introduction at the Board of Aldermen. Attached to the draft Board Bill is the Forest Park Southeast Form-Based Code (FPSE FBC), a document that includes the regulations that will govern the FPSE FBD. (See Exhibit "F".) The establishment of the FPSE FBD, an overlay zoning district, will be applied over the City's official Zoning District Map. As such, adoption of the Board Bill will be a zoning map change.
- The following summarizes the major points in the draft Board Bill:
 - The Board Bill establishes the FPSE FBC and FPSE FBD.
 - The FPSE FBC is the document that will govern the FPSE FBD. (See Exhibit "A" of the Board Bill.)
 - The FPSE FBC will regulate all building permits for new construction, as well as related occupancy permits.
 - The FPSE FBC will regulate all building permits for building additions that add to the building footprint, as well as related occupancy permits.
 - The FPSE FBC will regulate all occupancy permits.
 - The FPSE FBC will be administered by the Zoning Administrator. (A provision allows the Building Commissioner, with the approval of the Director of Public Safety, to appoint one or more City employees who have a particular skill or competence to act for the Zoning Administrator.)
 - The existing authority of the Zoning Administrator to grant or deny minor waivers from the enforcement of the requirement of the City's Zoning Code shall apply to the FPSE FBC, except for not having the authority to grant or deny an increase in the height of any accessory structure in the FPSE FBD. The Zoning Administrator may also grant or deny minor waivers of 10% or less of any length, depth or height requirement in the FPSE FBC.
 - The FPSE FBC will not affect the existing Chapter 353 Redevelopment Plan for the Washington University Medical Center Redevelopment Area.
 - In general, the FPSE FBD will continue to be subject to most of the City's Zoning Code's procedures:
 - Appeals regarding the FPSE FBC will be heard and decided by the City's Board of Adjustment.
 - Proposed rezonings (from one zone to another zone) and proposed changes of the FPSE FBC will be reviewed by the Planning Commission and approved by ordinance.
- The attached FPSE FBC document (see Exhibit "F" of this resolution and also an attachment to the Board Bill) includes the following sections:
 - **Section 0.0 Preamble.** This includes a general introduction, the purpose of the FPSE FBD and the planning process.

- **Section 1.0 General Provisions.** This includes definitions, as well as information on the administration of the FPSE FBC's regulations.
- **Section 2.0 The Regulating Plan.** This is a map of the area that designates the locations where seven different Building Envelope Standards will apply as overlays to the existing zoning. (See the color map in Exhibit "C".) Seven zones (some of which include multiple areas) are identified on the map, and they are associated with the corresponding seven Building Envelope Standards. In effect, the Regulating Plan will serve as a Zoning District Map of overlays for the area. The legal descriptions for these zones are included in Exhibit "B".
- **Section 3.0 Building Envelope Standards.** The seven types of Building Envelope Standards (zones) include the following: Neighborhood General Type 2 (NG2), Neighborhood General Type 3 (NG3), Neighborhood Center Type 1 (NC1), Neighborhood Center Type 2 (NC2), Neighborhood Core (NC), Boulevard Type 1 (B1) and Boulevard Type 2 (B2). Each of the Building Envelope Standards includes typical zoning regulations, such as building setbacks, building heights, use requirements and parking requirements. Additional information on the Building Envelope Standards is listed below.
- **Section 4.0 Building Development Standards.** These standards regulate the form and design of buildings. These regulations include Building Types, Frontage Types and Architectural Standards. Additional information on the Building Development Standards is listed below.
- **Section 5.0 Use Tables.** These are a series of reference tables identify which indicate whether land uses are permitted in each of the FPSE FBD's zones (Building Envelope Standards). Each use is identified as being Permitted (P), Conditional (C) or Not Allowed (NA). These use tables will serve as the use regulations for the FPSE FBD. They will replace the use regulations included in The Grove Commercial Area Special Use District (SUD), an overlay zoning district established in 2008 for a portion of the Forest Park Southeast neighborhood. The proposed revocation of this SUD will be reviewed by the Planning Commission as a separate agenda item at this meeting.

1.3 Building Envelope Standards

- The FPSE FBC's Building Envelope Standards function as the equivalent of the City's 12 zoning districts' ("A"- "L") regulations. Building Envelope Standards are regulations that control the configuration, features and functions of buildings. These standards regulate building setbacks (or build-to-lines), building heights, encroachments, use requirements and parking requirements, as well as other elements. The following is a brief summary of the seven Building Envelope Standards' key regulations, as well as the areas that they'll be regulating:
 - **Neighborhood General Type 2 (NG2)**
 - The intent is to preserve and enhance these historic residential areas.
 - There is one large, but scattered, area -- generally located between Kingshighway Blvd. and Sarah St.
 - Permitted uses are primarily low-density residential; buildings have a front setback of 0' to 20'; and building heights are 2 to 3 stories.
 - **Neighborhood General Type 3 (NG3)**
 - The intent is to establish a flexible mixed-use area for major walkable north-south streets.
 - There are four areas -- along portions of Taylor Ave., Newstead Ave., Tower Grove Ave. and Boyle Ave.
 - Permitted uses include medium-density residential, retail and office (ground floor only); buildings have a front setback of 0' to 10'; and building heights are 2 to 4 stories.
 - **Neighborhood Center Type 1 (NC1)**
 - The intent is to establish a mixed-use, main street character and walkable commercial corridor in the heart of the area.
 - There are two areas -- along Manchester Ave. and Sarah St.
 - Permitted uses include retail, office and residential (upper floors only); buildings have a front setback of 0'; and building heights are 3 to 6 stories.

- **Neighborhood Center Type 2 (NC2)**
 - The intent is to allow these areas to transition from mostly industrial uses to more of a mixed-use character, with residential, retail and office.
 - There are two areas -- the southwestern portion of the area and the area generally bounded by Interstate 64, Sarah St., Chouteau Ave. and Tower Grove Ave.
 - Permitted uses include retail, office, residential and industrial; buildings have a front setback of 0' to 20'; and building heights are 1 to 4 stories.
- **Neighborhood Core (NC)**
 - The intent is to provide flexibility in height and use for redevelopment while remaining sensitive to the adjacent residential area.
 - There is one area -- along Kingshighway Blvd.
 - Permitted uses include office, residential and retail; buildings have a front setback of 10' to 30'; and building heights are 3 to 7 stories.
- **Boulevard Type 1 (B1)**
 - The intent is to allow this area to transition into a grand residential boulevard, with commercial uses and neighborhood services on the corners.
 - There is one area -- along Chouteau Ave., between Taylor Ave. and Sarah St.
 - Permitted uses include residential, office (ground floor only) and retail (ground floor only); buildings have a front setback of 0' to 20'; and building heights are 2 to 4 stories.
- **Boulevard Type 2 (B2)**
 - The intent is to allow this area to transition into a more walkable, mixed-use corridor.
 - There is one area -- along Vandeventer Ave.
 - Permitted uses include office, retail, industrial and residential (upper floors only); buildings have a front setback of 0' to 10'; and building heights are 2 to 12 stories.

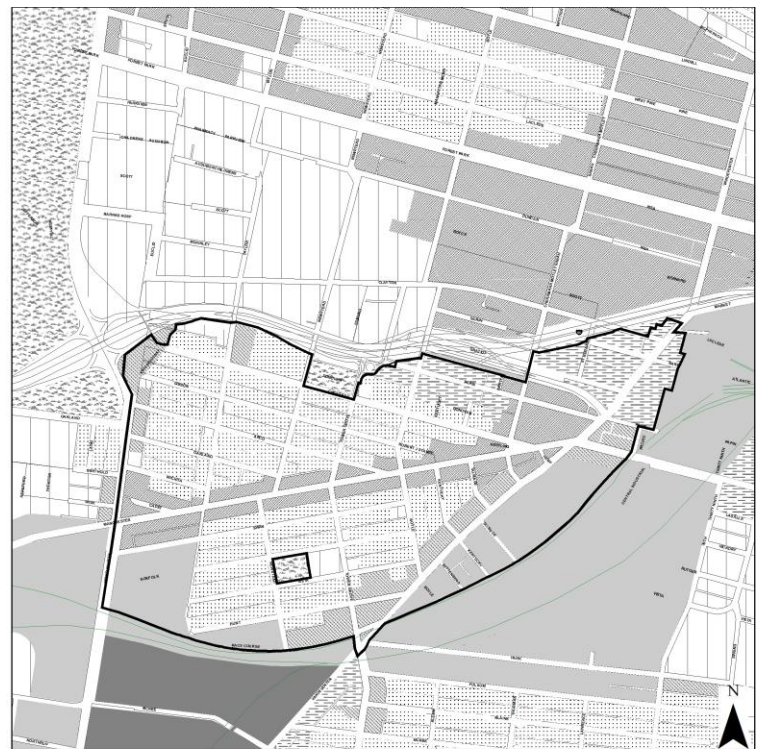
1.4 Building Development Standards

- The FPSE FBC's Building Development Standards regulate the form and design of buildings. Most of these types of standards aren't included in the City's Zoning Code, but these and similar standards are more commonly found in regulations for the City's Local Historic Districts. Thus, these Building Development Standards may be administered by the City's Cultural Resources Office, which has the required expertise to administer such regulations. The Building Development Standards consist of the following three basic components -- Building Types, Frontage Types and Architectural Standards.
 - **Building Types** are a series of model buildings for development. Their purpose is to ensure that buildings are consistent with the desired character of each set of Building Envelope Standards. Thus, only some of the 15 Building Types are allowed in each set of Building Envelope Standards. For example, only the following six Building Types are allowed in the Neighborhood Center Type 1 (NC1) Building Envelope Standards -- podium building, commercial block building, flex building, live/work units, liner building and urban parking garage.
 - **Frontage Types** provide a series of options for how the selected Building Type will address the street. Thus, only some of the 10 Frontage Types are allowed for each Building Type. For example, the detached single family dwelling Building Type only allows the following three Frontage Types -- common yard, porch and stoop.
 - **Architectural Standards** are a series of architectural criteria which are used to uphold an expected level of quality and design in construction. The standards regulate the following seven elements -- building facades, roofs and parapets, windows and doors, street walls, lighting, equipment, and signage.

2.0 Comments

PDA staff has reviewed the proposed Form-Based Code and the proposed amendment of the Zoning District Map (map change) for the approximately 350-acre area in the Forest Park Southeast, Midtown and Botanical Heights neighborhoods and recommends approval of the FPSE FBC and FPSE FBD. This recommendation is based on the FPSE FBC meeting the three criteria and minimum requirements outlined in the City's enabling legislation for form-based districts (Ordinance 69199) and the FPSE FBD's conformity with the City's Strategic Land Use Plan.

The three criteria include a minimum geographic area of at least 15 contiguous acres, identification and documentation of a specific attribute or rationale of form-based zoning that would help the area to develop into its full potential and that is currently unavailable in the City's existing Zoning Code, and documentation that the area exhibits at least one of three characteristics. The proposed FPSE FBD is approximately 350 acres in size. The applicant cites two attributes of form-based zoning -- Architectural Standards and Building Envelope Standards -- that "will help this community tremendously", but which are unavailable in the City's existing Zoning Code. The two characteristics that the area exhibits, according to the applicant, is "an area that is expecting or experiencing significant change in terms of development activity" and "a desire to encourage a transformation of an area or to make general improvements to an area". The applicant cited the following documentation of the characteristics: "This area has experienced a significant increase in new construction and renovation activity in the last several years. The plan will help promote a vibrant neighborhood with pedestrian-friendly building envelope standards, density nearby to transit and employment centers, and quality architecture."



Strategic Land Use Categories

Neighborhood Preservation Area	Business/Industrial Preservation Area
Neighborhood Development Area	Business/Industrial Development Area
Neighborhood Commercial Area	Institutional Preservation and Development Area
Regional Commercial Area	Specialty Mixed Use Area
Recreational and Open Space Preservation	Opportunity Area

The following is an explanation as to how the FPSE FBC meets the minimum requirements in the City's enabling legislation for form-based districts (Ordinance 69199). The minimum requirements are underlined, while the following text explains how the FPSE FBD meets those requirements.

- Will the proposed form-based district require an amendment to the adopted Strategic Land Use Plan, and if so, at what point are you in that process? Yes, the form-based district will require an amendment of the Strategic Land Use Plan. Strategic Land Use Plan Amendment #14 was approved by the Planning Commission on June 1, 2017, following a presentation and public hearing conducted on May 4, 2016.
- Documentation of applicability, sometimes referred to as "triggers", of the proposed form-based district. The FPSE FBD will regulate building permits for new construction, building permits for building additions that add to the building footprint, and occupancy permits.
- A regulating plan in graphic form, as specified by the Planning Commission, which designates a specific classification (building envelope standards) for every parcel in the form-based district. The regulating plan shall include one or more zones where different building envelope standards apply. A Regulating Plan, with seven zones and Building Envelope Standards, was submitted.

- Building envelope standards that include graphics that clearly indicate for each classification of property allowable encroachments, build-to-lines, setbacks, building forms, building heights, building types and parking. Each of the seven Building Envelope Standards has a series of regulations covering the above subjects.
- If applicable, a statement as to how any proposed regulating plan, building envelope standards and building development standards would be reconciled with any existing zoning overlay districts or historic district standards for City historic districts adopted by ordinance. The Grove Commercial Area Special Use District (SUD), an existing overlay zoning district for a portion of the proposed FPSE FBD, is proposed to be revoked under a separate ordinance. The FPSE FBC's Use Tables will regulate land uses in the FPSE FBD. There are no historic districts with historic district standards in the FPSE FBD. Thus, no conflicts with the FPSE FBC are possible.
- A written statement of purposes outlining the goals and objectives for the form-based district. As stated in the FPSE FBC's Preamble (Section 0.0): "The purpose of this District is to codify the vision established by the Community within the City of St. Louis' zoning code." The vision states: "We are a strong Community that wants to continue building a sustainable neighborhood around our central location, urban history & cultural diversity. By 2025, we see Forest Park Southeast as an economically-vibrant, mixed-income Community with access to a variety of living options; transit, bicycle & recreation amenities; and employment opportunities in the Region!" This is reinforced more specifically by the following statement: "This form-based district is intended to provide a consistent and clear set of regulations by which the new development and improvements will adhere, in order to leverage public investment and build the Community's vision."
- Identification of the area for which the form-based district will apply, including a generalized metes and bounds legal description of the area. See the legal description of the FPSE FBD, as well as the legal descriptions of the zones in the Regulating Plan, in Exhibit "B".
- Documentation of a planning process that was used to establish the plan or vision for the form-based district. As stated in the FPSE FBC's Preamble (Section 0.0): "In 2014, the Park Central Development Corporation, a local non-profit community development corporation, embarked upon this ambitious planning process within the Forest Park Southeast Neighborhood. The planning process allowed the consultants to work closely with residents, business owners and local leadership in order to develop a vision for the area. The resulting vision plan for the neighborhood encompassed a series of specific and strategic recommendations for the neighborhood that will promote the general welfare, experiential quality, perceptions, identity, safety, livability and quality of life for all of the residents in Forest Park Southeast." The applicant cited the following public engagement activities during the planning process: 17 stakeholder meetings with approximately 28 individuals; four steering committee meetings, four public meetings, one charrette and one open house.
- Documentation of adequate public participation during the planning process. As cited above, four public meetings, one charrette and one open house were held as part of the planning process.
- Support of the alderman or aldermen representing the proposed area. Alderman Joseph Roddy (17th Ward) submitted a support letter for the FPSE FBD.
- Documentation of meeting the required criteria listed in Section 26.82.030. The three criteria include a minimum geographic area of at least 15 contiguous acres, identification and documentation of a specific attribute or rationale of form-based zoning that would help the area to develop into its full potential and that is currently unavailable in the City's existing Zoning Code, and documentation that the area exhibits at least one of three characteristics. The proposed FPSE FBD is approximately 350 acres in size. The applicant cites two attributes of form-based zoning -- Architectural Standards and Building Envelope Standards -- that "will help this community tremendously", but which are unavailable in the City's existing Zoning Code. The two characteristics that the area exhibits, according to the applicant, is "an area that is expecting or experiencing significant change in terms of development activity" and "a desire to encourage a

transformation of an area or to make general improvements to an area”. The applicant cited the following documentation of the characteristics: “This area has experienced a significant increase in new construction and renovation activity in the last several years. This plan will help promote a vibrant neighborhood with pedestrian-friendly building envelope standards, density nearby to transit and employment centers, and quality architecture.”

- Detailed standards for any proposed optional regulatory subjects, including but not limited to: building development standards, use regulations, provisions that address non-conforming uses, thoroughfare standards, sustainability standards, sign regulations and any other regulations that would promote the goals of the form-based district. The FPSE FBD includes the following regulations: building development standards, use regulations and sign regulations.
- Additional information as needed to ensure the form-based district contains sufficient material for adequate review by the Planning Commission. No such additional information was deemed to be necessary.

The Strategic Land Use Plan (SLUP) designates most of the area as a Neighborhood Preservation Area (NPA), Specialty Mixed Use Area (SMUA), Neighborhood Commercial Area (NCA), Opportunity Area (OA) and Business/Industrial Preservation Area (BIPA). The NPA is generally found in the interior of the area. The SMUA is generally found along Manchester Ave. The NCA is generally found along the east side of Kingshighway Blvd. and the west side of Vandeventer Ave. The OA is generally found along the northern portions of the area (adjacent to Cortex). The BIPA is generally found along the east side of Vandeventer Area and the southwestern portion of the area.

The adoption of Strategic Land Use Plan (SLUP) Amendment #14 in 2016 to reflect “A Vision for the Forest Park Southeast Neighborhood”, a document summarizing a new vision for the area, set the stage for proposing a form-based district that will facilitate the implementation of the vision. Staff finds that the proposed form-based district’s regulations, including the Building Envelope Standards, will encourage the type of development called for by the Strategic Land Use Plan. Thus, the proposed FPSE FBD is in conformity with the City’s Strategic Land Use Plan.

Photos of a few existing buildings in the area -- as well as the identification of the zones (Building Envelope Standards) that they’re located in -- are included in Exhibit “D”.

Thus, PDA staff recommends the approval of the proposed FPSE FBC and FPSE FBD. This recommendation is based on the FPSE FBD meeting the three criteria and minimum requirements outlined in the City’s enabling legislation for form-based district (Ordinance 69199) and the FPSE FBD’s conformity with the City’s Strategic Land Use Plan.

2.1 Public Input

The Board of Aldermen’s Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

2.2 Previous Commission Action

At its June 1, 2016 meeting, the Planning Commission reviewed and approved an amendment of the City’s Strategic Land Use Plan. All of the changes -- collectively known as SLUP Amendment #14 -- involved changing some of the area’s existing Strategic Land Use Categories to reflect “A Vision for the Forest Park Southeast Neighborhood”, a document summarizing a new vision for the area.

At its May 2, 2012 meeting, the Planning Commission reviewed and recommended for approval enabling legislation for form-based districts. It was enacted by Ordinance 69199 on July 18, 2012.

At its June 1, 2007 meeting, the Planning Commission recommended for approval the establishment of The Grove Commercial Area Special Use District (SUD). It was enacted by Ordinance 67924 on March 17, 2008.

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

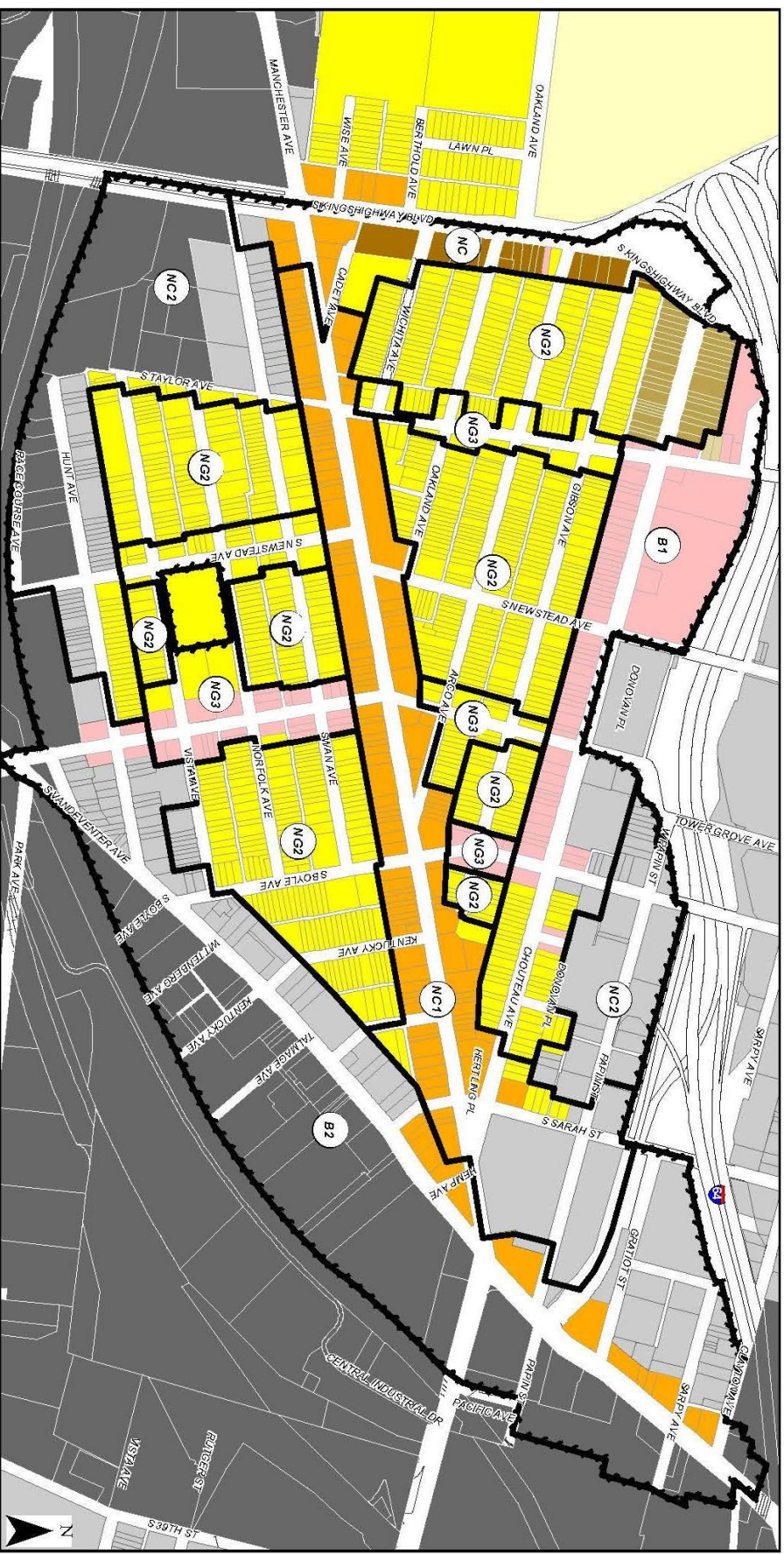
Requested Recommendation

That the Planning Commission finds the proposal to establish the Forest Park Southeast Form-Based Code and amend the Zoning District Map (map change) -- establishing the Forest Park Southeast Form-Based District -- for an approximately 350-acre area in the Forest Park Southeast neighborhood and small portions of two adjacent neighborhoods (as detailed in the legal description in Exhibit "B") to be in conformity with the City's Strategic Land Use Plan and **recommends approval** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. Establishing the Forest Park Southeast Form-Based Code (FPSE FBC) and amending the Zoning District Map (map change) -- establishing the Forest Park Southeast Form-Based District (FPSE FBD) -- for an approximately 350-acre area in the Forest Park Southeast neighborhood and small portions of two adjacent neighborhoods (as detailed in the legal description in Exhibit "B") is hereby found to meet the three criteria and minimum requirements outlined in the City's enabling legislation for form-based districts (Ordinance 69199) and to be in conformity with the City's Strategic Land Use Plan.
2. Establishing the Forest Park Southeast Form-Based Code (FPSE FBC) and amending the Zoning District Map (map change) -- establishing the Forest Park Southeast Form-Based District (FPSE FBD) -- for an approximately 350-acre area in the Forest Park Southeast neighborhood and small portions of two adjacent neighborhoods (as detailed in the legal description in Exhibit "B") is hereby recommended for approval. The draft Board Bill (Exhibit "F") is substantially complete, although minor modifications may be made prior to its introduction at the Board of Aldermen. The completion of the final version of the draft Board Bill -- incorporating comments and suggestions from other City departments and relevant parties -- is hereby delegated to the Director of the Planning and Urban Design Agency with such changes as the Director may approve.
3. The Director of the Planning and Urban Design Agency is hereby directed to notify the City's Board of Aldermen of this recommendation.

EXHIBIT A DISTRICT MAP



- Current Zoning Districts**
- A Single-Family Dwelling District
 - B Two-Family Dwelling District
 - C Multiple-Family Dwelling District
 - D Multiple-Family Dwelling District
 - E Multiple-Family Dwelling District
 - F Neighborhood Commercial District
 - G Local Commercial District
 - H Area Commercial District
 - I Central Business District
 - J Industrial District
 - Unrestricted District
 - L Jefferson Memorial District

- Proposed Building Envelope Standards (Zones)**
- Neighborhood General Type 2
 - Neighborhood General Type 3
 - Neighborhood Center Type 1
 - Neighborhood Center Type 2
 - Neighborhood Core
 - Boulevard Type 1
 - Boulevard Type 2

Exhibit "B"

LEGAL DESCRIPTIONS FOR Forest Park Southeast Form Based District

Beginning at the intersection of the center line of South Kingshighway Boulevard and center line of Manchester Avenue located in the City of St. Louis, Missouri, and proceeding northerly 1067.17 feet along on the center line of South Kingshighway Boulevard to the intersection of the center line of said South Kingshighway Boulevard and the center line of Oakland Avenue; thence northerly to a point located North 74 Degrees 48 Minutes 22 Seconds West at 15.50 Feet from the Northwestern corner of City Block 5043; thence to a point on a non-tangent curve to the left which radius bears south 86 Degrees 12 Minutes 33 Seconds West a distance of 610.00 Feet; thence northwesterly along said curve to the left an arc distance of 136.04 Feet having a radius of 610.00 Feet, which chord bears North 10 Degrees 10 Minutes 47 Seconds West a distance of 135.75 Feet to a point; thence continuing along said curve an arc distance of 133.06 Feet having a radius of 610.00 Feet, which chord bears North 22 degrees 49 Minutes 03 Seconds West a distance of 132.80 Feet to a point, said point being the Southerly most corner of the Forest Park Parcel FP-20 also on the Westerly line of said Kingshighway 130 Feet Boulevard; thence leaving said curve Northerly along said westerly line of Kingshighway North 08 Degrees 59 Minutes 38 Seconds East a distance of 353.00 Feet to a point; thence North 56 Degrees 04 Minutes 58 Seconds East a distance of 122.72 Feet to a point; thence North 48 degrees 14 Minutes 53 Seconds east a distance of 147.50 Feet to a point; thence south 31 Degrees 30 Minutes 00 Seconds East a distance of 90.00 Feet to a point; thence South 74 Degrees 18 Minutes 00 Seconds East a Distance of 48.00 Feet to a point; thence North 38 Degrees 50 Minutes 00 Seconds East Distance of 19.07 Feet to a point being the Northerly line of Chouteau Avenue 80 feet Wide; thence Easterly along said Northerly line South 74 Degrees 48 Minutes 08 Seconds East a distance of 47.42 Feet to a point; thence continuing along said Northerly line East a distance of 20.23 Feet to the Southwesterly point of City Parcel Locator Number 5233-00-240 and proceeding northeasterly 130.66 feet along said parcel's Western boundary line to a point; thence northeasterly 87.25 feet along said parcel's western boundary line to the northernmost point of said parcel; thence northeasterly 24.53 feet from said parcel's northernmost point to the southwesterly point of City Parcel Locator Number 5233-00-020; thence northeasterly 69.56 feet along said parcel's western boundary to a point non-tangent with State of Missouri Interstate 64 Right-of-Way; thence northeasterly 276.77 feet on a curve along said parcel's boundary to the northern most point of City Parcel Locator Number 5233-00-030; thence southeasterly 322.00 feet to a point along said parcel's boundary; thence northeasterly 63.12 feet to the northern most point of City Parcel Locator Number 4807-00-011; thence southeasterly 242.03 feet to a point along said parcel's boundary; thence southeasterly 135.25 Feet along said parcel's boundary to the intersection of said parcel's boundary and the boundary of City Parcel Locator Number 4807-00-046; thence southeasterly 81.39 Feet along said parcels boundary to a point; thence southeasterly 181.33 Feet along said parcels boundary to a point; thence southeasterly 214.16 Feet along said parcels boundary to the eastern most point of said parcel; thence easterly 28.03 feet to the center line of South Newstead Avenue; thence southwesterly 346.08 feet to the intersection of the center line of South Newstead Avenue and center line of Chouteau Avenue; thence southeasterly 563.98 feet along the center line of Chouteau Avenue to the intersection of the center line of Chouteau Avenue and the center line of Tower Grove Avenue;

thence northeasterly 180.81 feet along the center line of Tower Grove Avenue to the intersection of the center line of Tower Grove Avenue and the westerly prolongation of the southern most boundary of City Parcel Locator Number 4879-00-261; thence southeasterly 26.87 feet to the western most point of said parcel; thence

northeasterly 142.76 Feet along a curve on said parcel's boundary to the western most point of City Parcel Locator Number 4879-00-012; thence northeasterly 246.58 Feet on a curve along said parcel's boundary to the northern most point of City Parcel Locator Number 4879-00-080; thence southeasterly 80.00 feet to the eastern most point of City Parcel Locator Number 4879-00-110; thence northeasterly 64.08 feet to the western most point of City Parcel Locator Number 3966-13-250; thence northeasterly 239.52 feet along said parcel's boundary to the northern most point of said parcel; thence southeasterly 26.10 feet on a line parallel to the prolongation of the southern boundary of City Parcel Locator Number 3966-13-250 to the center line of South Boyle Avenue; thence northeasterly 54.20 feet along the center line of South Boyle Avenue to the prolongation of the northern boundary of City Parcel Locator Number 3964-13-241; thence southeasterly 729.91 feet to the eastern most point of City Parcel Locator Number 3964-13-130; thence southeasterly 15.22 feet to the northern most point of City Parcel Locator Number 3964-13-085; thence southeasterly 140.00 feet to the eastern most point of said parcel; thence southeasterly 30.51 feet to the northern most point of City Parcel Locator Number 3964-13-055; thence southeasterly 238.33 feet along said parcel's boundary to the center line of South Sarah Street; thence northeasterly 345.31 feet along the center line of South Sarah Street to the intersection of the center line of South Sarah Street and the prolongation of the northern most boundary adjacent to South Sarah Street of City Parcel Locator Number 3959-00-080; thence southeasterly 56.94 feet along said parcel's boundary to a point; thence northeasterly 429.33 feet along said parcel's boundary to a point; thence northeasterly 100.00 feet along said parcel's boundary to the northern most point of said parcel; thence northeasterly 30.01 feet to the western most point of City Parcel Locator Number 3954-00-140; thence northeasterly 231.56 feet along said parcel's boundary to the northern most point of said parcel; thence northeasterly 58.75 feet to the northern most point of City Parcel Locator Number 3954-00-120; thence northeasterly 9.49 feet along the boundary of City Parcel Locator Number 3954-00-020 to a point along said parcel boundary; thence northeasterly 87.11 feet along said parcel's boundary to the center line of Clayton Avenue; thence southeasterly 295.80 along the center line of Clayton Avenue to the intersection of the center line of Clayton Avenue and the prolongation of the western boundary of City Parcel Locator Number 3953-00-090; thence northeasterly 99.55 feet along said parcel's boundary to the northern most point of said parcel; thence southeasterly 50.00 feet along said parcel's boundary to the boundary line's intersection with the boundary of City Parcel Locator Number 3953-00-080; thence northeasterly 52.17 feet along said parcel's boundary to the northern most point of said parcel; thence southeasterly 53.00 feet along said parcel's boundary to the intersection of said parcel's boundary with the western most point of City Parcel Locator Number 3953-00-070; thence northeasterly 98.83 feet along said parcel's boundary to the northern most point of said parcel; thence southeasterly 163.37 feet along said parcel's boundary to the center line of South Vandeventer Avenue; thence southwesterly 129.65 feet along the center line of South Vandeventer Avenue to the intersection of the center line of South Vandeventer Avenue and the prolongation of the northern most boundary of City Parcel Locator Number 3949-00-060; thence southeasterly 127.45 feet along said parcel's boundary to its intersection with the eastern boundary of said parcel; thence southerly 221.47 feet along the eastern boundary of City Parcel Locator Number 3949-00-060 to a point; thence easterly 50.18 feet along the boundary of said parcel to the eastern most point of said parcel; thence southwesterly 174.59 feet along said parcel's

boundary to the eastern most point of City Parcel Locator Number 3947-00-040; thence southerly 243.00 feet along the eastern boundary of said parcel to a point; thence northwesterly 77.51 feet along said parcel's boundary to a point; thence southwesterly 459.26 feet along said parcel's boundary to its intersection with the center line of Papin Street; thence westerly 166.78 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 3946-00-072; thence southerly 286.08 feet along the eastern boundary of said parcel to the southern most point of said parcel; thence southwesterly 99.99 feet to the northern most point of City Parcel Locator Number 9098-00-060; thence southwesterly 3474.09 feet along the northwestern boundary of City Parcel Locator Number 9098-00-060 to its intersection with center line of South Vandeventer Avenue; thence southerly 313.33 feet along the center line of South Vandeventer Avenue to its intersection with the center line of Tower Grove Avenue; thence northerly 136.20 feet along the center line of Tower Grove Avenue to its intersection with the prolongation of the northern boundary of City Parcel Locator Number 9097-00-110; thence westerly 2,838.58 feet along said parcel's boundary to its intersection with the center line of South Kingshighway Boulevard; thence northerly 916.65 feet along said center line to its intersection with the center line of Manchester Avenue, being the point of beginning.

LEGAL DESCRIPTIONS FOR
Building Envelope Standards (Zones)

LEGAL DESCRIPTION FOR
Neighborhood General Type 2 (Western Area, North of Manchester Avenue)

Beginning at the intersection of the center line of Chouteau Avenue and the prolongation of the western boundary line of City Parcel Locator Number 5233-00-240 located in the City of St. Louis, Missouri, and proceeding northerly 138.74 feet along said boundary to a point along said boundary; thence northeasterly 75.94 feet along said boundary to the alley center line of City Block 5233; thence southeasterly 454.25 feet along said alley center line to a point along said center line; thence southwesterly 63.12 feet along said center line to a point along said center line; thence southeasterly 80.20 feet along said center line to the intersection of said center line and the prolongation of the eastern boundary of City Parcel Locator Number 5233-00-095; thence southwesterly 168.77 feet along said boundary line to its intersection with the center line of Chouteau Avenue; thence southeasterly 49.70 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 5073-00-186; thence southwesterly 198.69 feet along the eastern boundary of said parcel to its intersection with the alley center line of City Block 5073; thence southeasterly 13.14 feet along said center line to its intersection with the western boundary of City Parcel Locator Number 5073-00-210; thence southwesterly 156.17 feet along the western boundary of said parcel to its intersection with the center line of Gibson Avenue; thence northwesterly 81.36 feet along said center line to its intersection with the prolongation of the alley center line of City Block 5042; thence southwesterly 97.15 feet along said center line to its intersection with the northern boundary line of City Parcel Locator Number 5042-00-220; thence southeasterly 132.55 feet along the northern boundary of said parcel to the eastern most point of said parcel; thence southwesterly 175.00 feet along the eastern

boundary of City Parcel Locator Number 5042-00-220 and following its prolongation to its intersection with the southern most point of City Parcel Locator Number 5042-00-265; thence northwesterly 132.98 feet along the southern boundary line of said parcel and following its prolongation to its intersection with the alley center line of City Block 5042;

thence southwesterly 178.57 feet along said alley center line crossing Arco Avenue to its intersection with the prolongation of the northern boundary of City Parcel Locator Number 5043-00-230; thence southeasterly 124.47 feet along the northern boundary of said parcel to the eastern most point of said parcel; thence southwesterly 169.41 feet along the eastern boundary of said parcel and following its prolongation to the southern most point of City Parcel Locator Number 5043-00-285; thence northwesterly 131.42 feet along the southern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5043; thence southwesterly 140.27 feet along said center line crossing Oakland Avenue to its intersection with the prolongation of the northern boundary of City Parcel Locator Number 5044-00-230; thence southeasterly 131.28 feet along the northern boundary of said parcel to the eastern most point of said parcel; thence southwesterly 173.43 feet along the eastern boundary of said parcel and following its prolongation to the southern most point of City Parcel Locator Number 5044-00-280; thence northwesterly 132.37 feet along the southern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5044; thence southwesterly 244.71 feet along said center line crossing Wichita Avenue to its intersection with the prolongation of the alley center line of City Block 5045; thence northwesterly 482.83 feet along said center line to its intersection with the boundary of City Parcel Locator Number 5045-00-650; thence northeasterly 170.39 feet along the boundary of said parcel to its intersection with the center line of Wichita Avenue; thence northwesterly 128.02 feet along said center line to its intersection with the prolongation of the alley center line of City Block 5044; thence northeasterly 335.46 feet along said center line to its intersection with the center line of Oakland Avenue; thence northwesterly 10.35 feet along the center line of Oakland Avenue to its intersection with the alley center line of City Block 5043; thence northeasterly 336.92 feet along the alley center line of City Block 5043 to its intersection with the center line of Arco Avenue; thence northeasterly 331.54 feet along the alley center line of City Block 5042 to its intersection with the center line of Gibson Avenue; thence northwesterly 86.25 feet along the center line of Gibson Avenue to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5073-00-450; thence northeasterly 53.63 feet along the western boundary of said parcel to a point; thence northeasterly 113.03 feet along the boundary of said parcel and following its prolongation to the alley center line of City Block 5073; thence southeasterly 7.85 feet along the alley center line of City Block 5073 to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5073-00-470; thence northeasterly 213.01 feet along the boundary of City Parcel Locator Number 5073-00-470 and following its prolongation to the center line of Chouteau Avenue, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 2 (Central Area, North of Manchester Avenue)

Beginning at the intersection of the center line of Gibson Avenue and the prolongation of the western boundary line of City Parcel Locator Number 5111-00-490 located in the City of St. Louis, Missouri, and proceeding northerly 167.88 feet along said boundary line to its intersection with the alley center line of

City Block 5111; thence easterly 702.51 feet along said center line to its intersection with the center line of South Newstead Avenue; thence northeasterly 4.48 feet along the center line of South Newstead to its intersection with the alley center line of City Block 5114; thence southeasterly 484.81 feet along the alley center line of City Block 5114 to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5114-11-152; thence southerly 172.51 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Gibson Avenue; thence westerly 49.54 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5113-11-140; thence southerly 325.18 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Arco Avenue; thence westerly 2.37 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5112-02-150; thence southerly 152.57 feet along the eastern boundary of said parcel to its intersection with the alley center line of City Block 5112; thence westerly 473.84 feet along said center line to its intersection with the center line of South Newstead Avenue; thence northerly 19.76 feet along the center line of South Newstead Avenue to its intersection with the center line of Oakland Avenue; thence westerly 162.99 feet along the center line of Oakland Avenue to its intersection with the alley center line of City Block 5108; thence southerly 95.06 feet along the said alley center line to a point along said center line; thence westerly 594.73 feet along said center line to its intersection with South Taylor Avenue; thence northerly 183.14 feet along the center line of South Taylor Avenue to its intersection with the alley center line of City Block 5108; thence easterly 53.47 feet along said alley center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5108-00-015; thence northerly 165.55 feet along the western boundary of said parcel to its intersection with the center line of Oakland Avenue; thence easterly 27.52 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5109-00-370; thence northerly 164.81 feet along the western boundary of said parcel to its intersection with the alley center line of City Block 5109; thence westerly 39.79 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5109-00-020; thence northerly 170.93 feet along the western boundary of said parcel to its intersection with the center line of Arco Avenue; thence westerly 31.63 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5110-00-530; thence northerly 159.08 feet along the western boundary of said parcel to its intersection with the alley center line of city Block 5110; thence easterly 46.33 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5110-00-010; thence northerly 167.19 feet along the eastern boundary of said parcel to its intersection with the center line of Gibson Avenue; thence westerly 26.19 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5111-00-490, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 2 (Eastern Area: Part 1, North of Manchester Avenue)

Beginning at the intersection of the center line of Gibson Avenue and the prolongation of the western boundary line of City Parcel Locator Number 5114-02-340 located in the City of St. Louis, Missouri, and proceeding northerly 172.37 feet along the western boundary line of said parcel to its intersection with the alley center line of City Block 5114; thence easterly 443.31 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5114-02-170; thence southerly 171.27 feet along said parcel's boundary and following its prolongation to its intersection with the center line of Gibson Avenue; thence westerly 10.87 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5113-02-

140; thence southerly 167.26 feet along the eastern boundary of said parcel to its intersection with the alley center line of City Block 5113; thence westerly 385.24 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5113-02-030; thence northerly 167.05 feet along the western boundary of said parcel to its intersection with the center line of Gibson Avenue; thence westerly 47.65 feet along said center line to its intersection with the prolongation of City Parcel Locator Number 5114-02-340, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 2 (Eastern Area: Part 2, North of Manchester Avenue)

Beginning at the intersection of the center line of Gibson Avenue and the prolongation of the western boundary line of City Parcel Locator Number 5114-01-540 in the City of St. Louis, Missouri, and proceeding northerly 170.62 feet along the western boundary of said parcel to the alley center line of City Block 5114; thence easterly 225.04 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5114-01-435; thence southerly 140.75 feet along the western boundary of said parcel to a point along said parcel's boundary; thence southwesterly 31.03 feet along said parcel's boundary to its intersection with the center line of Gibson Avenue; thence westerly 37.10 feet along said center line to its intersection with the prolongation of City Parcel Locator Number 5113-01-054; thence southerly 89.68 feet along the eastern boundary of said parcel to the southern most point of said parcel; thence westerly 179.47 feet along the southern boundary of said parcel and following its prolongation to the western most point of City Parcel Locator Number 5113-01-020; thence northerly 128.42 feet along the western boundary of said parcel to its intersection with the center line of Gibson Avenue; thence westerly 2.95 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5114-01-540, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 2 (Western Area, South of Manchester Avenue)

Beginning at the intersection of the center line of Swan Avenue and the prolongation of the western boundary line of City Parcel Locator Number 3974-00-260 in the City of St. Louis, Missouri, and proceeding northerly 160.11 feet along the western boundary of said parcel and following its prolongation to the alley center line of City Block 3974; thence easterly 499.77 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 3974-00-173; thence southerly 485.79 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Norfolk Avenue; thence easterly 3.85 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3980-00-196; thence southerly 164.32 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3980; thence easterly 20.12 feet along said center line to its intersection with the prolongation of City Parcel Locator Number 3980-00-270; thence southerly 163.26 feet along the eastern boundary of said parcel to its intersection with the center line of Vista Avenue; thence westerly 22.73 feet along said center line to its intersection

with the prolongation of the eastern boundary of City Parcel Locator Number 3981-00-220; thence southerly 163.10 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3981; thence westerly 750.10 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3981-00-030; thence northerly 158.37 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Vista Avenue; thence easterly 50.98 feet to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 3980-00-480; thence northerly 162.31 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3980; thence easterly 49.71 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3980-00-025; thence northerly 163.82 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Norfolk Avenue; thence easterly 70.83 feet along said center line to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 3975-00-450; thence northerly 192.22 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3975; thence easterly 29.46 feet to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 3975-00-030; thence northerly 134.85 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Swan Avenue; thence easterly 46.44 feet to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3974-00-260, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 2 (Central Area: Part 1, South of Manchester Avenue)

Beginning at the intersection of the center line of Swan Avenue and the prolongation of the western boundary line of City Parcel Locator Number 3973-00-410 in the City of St. Louis, Missouri, and proceeding northerly 159.51 feet along the western boundary of said parcel and following its prolongation to the alley center line of City Block 3973; thence easterly 524.89 feet along said alley center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 3973-00-250; thence southerly 158.55 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Swan Avenue; thence easterly 4.07 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3976-00-182; thence southerly 121.57 feet along the eastern boundary of said parcel to its intersection with the northern boundary of City Parcel Locator Number 3976-00-195; thence westerly 6.58 feet to its intersection with the eastern boundary line of City Parcel Locator Number 3976-00-182; thence southerly 41.54 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3976; thence westerly 23.34 feet along said center line to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 3976-00-230; thence southerly 165.51 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Norfolk Avenue; thence westerly 512.47 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3976-00-395; thence northerly 163.80 feet along the western boundary line of said parcel and following its prolongation to its intersection with the alley center line of City Block 3976; thence westerly 34.64 feet along said center line to its intersection with the prolongation of the western boundary line of City Parcel Locator Number

3976-00-420; thence northerly 162.76 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Swan Avenue; thence easterly 48.96 feet along said center line to its intersection with the prolongation of City Parcel Locator Number 3973-00-410, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 2 (Central Area: Part 2, South of Manchester Avenue)

Beginning at the center line of Vista Avenue and the prolongation of the western boundary line of City Parcel Locator Number 3982-00-020 in the City of St. Louis, Missouri, and proceeding easterly 475.21 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 3982-00-155; thence southerly 161.37 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3982; thence westerly 474.69 feet along said center line to its intersection with the prolongation of City Parcel Locator Number 3982-00-020; thence northerly 155.50 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Vista Avenue, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 2 (Eastern Area, South of Manchester Avenue)

Beginning at the intersection of the alley center line of City Block 3972 and the prolongation of the western boundary line of City Parcel Locator Number 3972-00-380 in the City of St. Louis, Missouri, and proceeding easterly 642.04 feet along said alley center line to its intersection with the center line of South Boyle Avenue; thence southerly 26.83 feet along the center line of South Boyle Avenue to its intersection with the alley center line of City Block 3991; thence easterly 749.35 feet along said center line and following its prolongation to the center line of Talmage Avenue; thence southerly 182.46 feet along the center line of Talmage Avenue to its intersection with the alley center line of City Block 3992; thence southwesterly 907.89 feet on a curve along said alley center line and following its prolongation to its intersection with the center line of South Boyle Avenue; thence southerly 88.83 feet along said center line to its intersection with the center line of Vista Avenue; thence westerly 144.28 feet along the center line of Vista Avenue to its intersection with the prolongation of City Parcel Locator Number 3983-00-110; thence southerly 162.70 feet along the eastern boundary of said parcel to its intersection with the eastern most point of said parcel; thence westerly 302.83 feet along the southern boundary of said parcel and following its prolongation to the southern most point of City Parcel Locator Number 3983-00-020; thence northerly 161.84 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Vista Avenue; thence westerly 188.58 feet along said center line to its intersection with the prolongation of City Parcel Locator Number 3978-00-430; thence northerly 159.76 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3978; thence westerly 69.20 feet along said alley center line to its intersection with the prolongation of City Parcel Locator Number 3978-00-030; thence northerly 163.20 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Norfolk Avenue; thence easterly 49.75 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3977-00-

360; thence northerly 486.62 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3972, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 3 (Western Area, North of Manchester Avenue)

Beginning at the center line of Gibson Avenue and the prolongation of the western boundary of City Parcel Locator Number 5073-00-210 in the City of St. Louis, Missouri, and proceeding northerly 156.16 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5073; thence easterly 63.14 feet along said alley center line to its intersection with the center line of South Taylor Avenue; thence northerly 8.71 feet along the center line of South Taylor Avenue to its intersection with the alley center line of City Block 5111; thence easterly 128.10 feet along alley center line of City Block 5111 to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 5111-00-490; thence southerly 167.86 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Gibson Avenue; thence easterly 26.24 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 5110-00-010; thence southerly 167.18 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5110; thence westerly 46.27 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5110-00-540; thence southerly 159.11 feet along the eastern boundary line of said parcel and following its prolongation to its intersection with the center line of Arco Avenue; thence easterly 31.63 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 5109-00-010; thence southerly 170.93 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5109; thence easterly 39.79 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5109-00-380; thence southerly 164.85 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Oakland Avenue; thence westerly 27.47 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5108-00-010; thence southerly 165.53 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5108; thence westerly 53.45 feet along said center line to its intersection with the center line of South Taylor Avenue; thence southerly 275.25 feet along the center line of South Taylor Avenue to its intersection with the prolongation of the southern boundary of City Parcel Locator Number 5045-00-230; thence westerly 163.95 feet along said parcel's boundary and following its prolongation to its intersection with the alley center line of City Block 5045; thence northerly 190.65 feet along said center line and following its prolongation to its intersection with the prolongation of the northern boundary of City Parcel Locator Number 5044-00-290; thence easterly 132.32 feet along the northern boundary of said parcel to its intersection with the eastern most point of said parcel; thence northerly 173.44 feet along the eastern boundary of City Parcel Locator Number 5044-00-280 and following its prolongation to the southern most point of City Parcel Locator Number 5044-00-220; thence westerly 132.21 feet along the southern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5044; thence northerly 140.70 feet along said center line and following its prolongation to its intersection with the prolongation of the northern boundary line of City Parcel Locator Number 5043-00-295; thence easterly 132.26 feet along the northern boundary of said parcel to the eastern most point of said parcel; thence northerly 169.41 feet following the prolongation of said

parcel's eastern boundary to the southern most point of City Parcel Locator Number 5043-00-220; thence westerly 132.01 feet along the southern boundary line of said parcel and following its prolongation to its intersection with the alley center line of City Block 5043; thence northerly 180.19 feet along said center line to the prolongation of the northern boundary line of City Parcel Locator Number 5042-00-270; thence easterly 133.47 feet along the northern boundary of said parcel to its intersection with the southern most point of City Parcel Locator Number 5042-00-265; thence northerly 174.99 feet along the eastern boundary of said parcel to its intersection with the southern boundary of City Parcel Locator Number 5042-00-210; thence westerly 132.87 feet along the southern boundary along said parcel and following its prolongation to its intersection with the alley center line of City Block 5042; thence northerly 95.59 feet along said center line to its intersection with the center line of Gibson Avenue; thence easterly 81.31 feet along the center line of Gibson Avenue to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 5073-00-210, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 3 (Central Area: Part 2, North of Manchester Avenue)

Beginning at the center line of Gibson Avenue and the prolongation of the western boundary of City Parcel Locator Number 5114-11-152 in the City of St. Louis, Missouri, and proceeding northerly 172.51 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5114; thence easterly 135.20 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 5114-02-350; thence southerly 172.35 feet along the eastern boundary line of said parcel and following its prolongation to its intersection with the center line of Gibson Avenue; thence easterly 47.65 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5113-02-020; thence southerly 167.04 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5113; thence easterly 249.52 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 5113-02-260; thence southerly 158.03 feet along the eastern boundary line of said parcel and following its prolongation to its intersection with the center line of Arco Avenue; thence westerly 353.90 feet along said center line to its intersection with the center line Tower Grove Avenue; thence southerly 120.13 feet along said center line to its intersection with the prolongation of the alley center line of City Block 5112; thence westerly 137.20 feet along the said alley center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5112-02-160; thence northerly 152.59 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Arco Avenue; thence easterly 2.3 feet along said center line to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 5113-11-216; thence northerly 325.18 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Gibson Avenue; thence easterly 49.49 along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5114-11-152, being the point of beginning.

LEGAL DESCRIPTION FOR

Neighborhood General Type 3 (Eastern Area, North of Manchester Avenue)

Beginning at the center line of Gibson Avenue and the prolongation of the western boundary of City Parcel Locator Number 5114-02-165 in the City of St. Louis, Missouri, and proceeding northerly 171.25 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5114; thence easterly 198.20 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 5114-01-561; thence southerly 170.63 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Gibson Avenue; thence easterly 3.00 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5113-01-010; thence southerly 128.42 feet along the eastern boundary of said parcel to its intersection with the southern most point of said parcel; thence westerly 51.64 feet along said parcel's southern boundary line and following its prolongation to its intersection with the center line of South Boyle Avenue; thence northerly 9.43 feet along said center line to its intersection with the alley center line of City Block 5113; thence westerly 157.31 feet along the said alley center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5113-02-150; thence northerly 167.27 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Gibson Avenue; thence easterly 10.82 feet to its intersection with the prolongation of City Parcel Locator Number 5114-02-165, being the point of beginning.

LEGAL DESCRIPTION FOR
Neighborhood General Type 3
(South of Manchester Avenue)
(Excludes City Parcel Locator Number 3979-00-010)

Beginning at the center line of Swan Avenue and the prolongation of the western boundary of City Parcel Locator Number 3974-00-160 in the City of St. Louis, Missouri, and proceeding northerly 160.14 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3974; thence easterly 276.27 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3973-00-465; thence southeasterly 159.51 feet along said parcel's eastern boundary and following its prolongation to the center line of Swan Avenue; thence westerly 48.96 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3976-00-015; thence southerly 162.76 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3976; thence easterly 34.64 feet along said center line to the prolongation of the eastern boundary line of City Parcel Locator Number 3976-00-400; thence southerly 163.80 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Norfolk Avenue; thence easterly 512.42 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3976-00-255; thence northerly 165.52 along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3976; thence easterly 23.24 feet along said center line to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 3976-00-195; thence northerly 41.53 feet along the western boundary of said parcel to the western most point of said parcel; thence northeasterly 6.63 feet along said parcel's boundary to the southern most point of City Parcel Locator Number 3976-00-190; thence northwesterly 121.57 feet along said parcel's western boundary and following its prolongation to the center line of Swan Avenue; thence westerly 4.07 feet to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3973-00-240; thence northerly 158.55 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City block 3973; thence easterly 256.85 feet along said center line to its intersection with the prolongation of the western

boundary line of City Parcel Locator Number 3972-00-380; thence southeasterly 486.61 feet along the western boundary of said parcel and following its prolongation to the center line of Norfolk Avenue; thence westerly 49.80 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3978-00-020; thence southerly 163.21 feet along the eastern boundary of said parcel and following its prolongation to its intersection with alley center line of City Block 3978; thence easterly 69.20 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3978-00-470; thence southerly 159.76 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Vista Avenue; thence westerly 19.66 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3983-00-310; thence southerly 158.71 feet along the eastern boundary of said parcel and following its prolongation to the eastern most point of City Parcel Locator Number 3983-00-300; thence southwesterly 139.35 feet along the southern boundary of said parcel and following its prolongation to the intersection of the center line of Tower Grove Avenue and the alley center line of City Block 3982; thence southwesterly 240.54 feet along the alley center line of City Block 3982 to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3982-00-175; thence northerly 161.37 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Vista Avenue; thence westerly 475.27 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3982-00-010; thence southerly 159.50 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3982; thence westerly 67.42 feet along said center line to its intersection with the center line of South Newstead Avenue; thence southerly 5.52 feet along the center line of South Newstead Avenue to its intersection with the prolongation of the alley center line of City Block 3981; thence westerly 130.73 feet along the alley center line of City Block 3981 to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 3981-00-260; thence northerly 163.10 feet along the western boundary line of said parcel and following its prolongation to its intersection with the center line of Vista Avenue; thence easterly 22.73 feet along said center line to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 3980-00-260; thence northerly 163.28 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3980; thence westerly 20.07 feet along said center line to its intersection with the western boundary line of City Parcel Locator Number 3980-00-254; thence northerly 164.32 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Norfolk Avenue; thence westerly 3.85 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3975-00-280; thence northerly 325.65 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Swan Avenue, being the point of beginning.

LEGAL DESCRIPTION FOR
Neighborhood Center Type 1

Beginning at the center line of Cadet Avenue and the prolongation of the Western boundary of City Parcel Locator Number 5045-00-600 in the City of St. Louis, Missouri, and proceeding northerly 168.18

feet along the Western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5045; thence easterly 293.20 feet along said center line to its intersection with the alley center line of City Block 5045; thence northerly 54.05 feet along said center line to its intersection with the prolongation of the northern boundary of City Parcel Locator Number 5045-00-250; thence easterly 218.00 feet along the Northern boundary of said parcel and following its prolongation to its intersection with the center line of South Taylor Avenue; thence northerly 92.13 feet along said center line to its intersection with the prolongation of the Northern boundary of City Parcel Locator Number 5108-00-415; thence easterly 367.83 feet along the northern boundary of said parcel to its intersection with the alley center line of city block 5108; thence easterly 319.01 feet along said alley center line to a point; thence northeasterly 95.05 feet along said alley center line to its intersection with the center line of Oakland Avenue; thence southeasterly 162.94 feet along the center line of Oakland Avenue to its intersection with the center line of South Newstead Avenue; thence southerly 19.77 feet along the center line of South Newstead Avenue to its intersection with the prolongation of the alley center line of city block 5112; thence northeasterly 479.60 feet along said alley center line to a point; thence easterly 131.40 feet along said alley center line and following its prolongation to its intersection with the center line of Tower Grove Avenue; thence northeasterly 120.13 feet along the centerline of Tower Grove Avenue to its intersection with the center line of Arco Avenue; thence southeasterly 353.90 feet along the center line of Arco Avenue to its intersection with the prolongation of the eastern boundary of city parcel locator number 5113-02-260; thence northeasterly 158.03 feet along said parcel's eastern boundary and following its prolongation to its intersection with the alley center line of city block 5113; thence southeasterly 143.02 feet along said alley center line to a point; thence easterly 149.94 feet along said alley center line and following its prolongation to its intersection with the center line of South Boyle Avenue; thence southerly 9.43 feet along the center line of South Boyle Avenue to its intersection with the prolongation of the Northern boundary of City Parcel Locator Number 5113-01-120; thence easterly 231.11 feet along the Northern boundary of said parcel and following its prolongation to its intersection with the western most point of city parcel locator number 5113-01-080; thence northeasterly 89.68 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Gibson Avenue; thence easterly 36.20 feet along the center line of Gibson Avenue to its intersection with the northern most point of city parcel locator number 5113-01-075; thence northeasterly 32.23 feet from the northern most point of said parcel to the southern most point of city parcel locator number 5114-01-460; thence northerly 140.75 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of city block 5114; thence southeasterly 271.22 feet along said alley center line to a point; thence easterly 208.33 feet along said alley center line to a point; thence northeasterly 136.71 feet along said alley center line and following its prolongation to its intersection with the center line of Chouteau Avenue. Thence southeasterly 91.66 feet along the center line of Chouteau Avenue to its intersection with the prolongation of the eastern boundary of city parcel locator number 3965-00-365; thence northeasterly 169.32 feet along said parcel's eastern boundary to the eastern most point of said parcel; thence southeasterly 91.67 feet along the northern boundary of city parcel locator number 3965-00-350 and following its prolongation to its intersection with the western boundary of city parcel locator number 3965-00-310; thence northerly 122.99 feet along the Western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3965; thence easterly 40.71 feet along said center line to its intersection with the prolongation of the western boundary line of City Parcel Locator Number 3965-00-280; thence northerly 187.96 feet along the Western boundary of said parcel and following its prolongation to its intersection with the center line of Papin Street; thence westerly 138.43 feet along said center line to its intersection with the center line of Bartle Avenue; thence northerly 180.15 feet along the center line of Bartle Avenue to its intersection with the prolongation of the northern boundary of city parcel locator number

3964-13-055; thence southeasterly 256.80 feet along said parcel's northern boundary and following its prolongation to its intersection with the center line of South Sarah Street; thence northeasterly 90.56 feet along the center line of South Sarah Street to its intersection with the center line of the Highway 40 eastbound off-ramp to Vandeventer; thence easterly 939.18 following a curve, along the center line of the highway 40 eastbound off-ramp to Vandeventer, to its intersection with the prolongation of the center line between the eastern boundary line of city parcel locator number 3958-00-010 and the western boundary of city parcel locator number 3958-00-030; thence southwesterly 224.33 feet along said center line to its intersection with the center line of Papin Street; thence northwesterly 224.35 feet along the center line of Papin street to its intersection with the prolongation of the eastern boundary line of city parcel locator number 3957-00-182; thence southwesterly 244.68 feet along the eastern boundary line of said parcel to a point; thence southeasterly 197.59 feet along the eastern boundary line of said parcel and following its prolongation to its intersection with the center line of Chouteau Avenue; thence southwesterly 392.48 feet along said center line to its intersection with the center line of Manchester Avenue; thence southwesterly 98.08 feet along the centerline of Manchester Avenue to its intersection with the prolongation of the alley center line of city block 3993; thence southerly 141.69 feet along said alley center line to a point; thence southwesterly 485.83 feet along said alley center line crossing South Sarah Street to a point; thence southwesterly 464.91 feet along the alley center line of city block 3993 and following its prolongation to its intersection with the center line of Talmage Avenue; thence northerly 234.33 feet along said center line to its intersection with the alley center line of City Block 3992; thence westerly 957.95 feet along said alley center line crossing Kentucky Avenue to its intersection with the center line of South Boyle Avenue; thence northerly 34.35 feet along said center line to its intersection with the prolongation of the alley center line of city block 3972; thence southwesterly 2828.52 feet along said alley center line crossing Tower Grove Avenue and South Newstead Avenue to its intersection with the center line of South Taylor Avenue; thence southwesterly 5.80 feet along said center line to its intersection with the prolongation of the alley center line of city block 5047; thence westerly 805.48 feet along said alley center line to its intersection with the prolongation of the western boundary of city parcel locator number 5047-00-040; thence northwesterly 215.21 feet along said parcel's western boundary and following its prolongation to its intersection with the center line of Manchester Avenue; thence easterly 465.08 feet along the center line of Manchester Avenue to its intersection with the center line of Cadet Avenue; thence northwesterly 214.37 feet along the center line of Cadet Avenue to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 5045-00-600, being the point of beginning.

LEGAL DESCRIPTION FOR
Neighborhood Center Type 2 (North of Manchester)

Beginning at the intersection of the alley center line of City Block 4879 and the line connecting the northern most point of City Parcel Locator Number 4879-00-261 to the western most point of City Parcel Locator Number 4879-00-012 in the City of St. Louis, Missouri; thence northeasterly 13.88 feet to the western most point of City Parcel Locator Number 4879-00-012; thence northeasterly 315.64 feet on a curve along said parcel's boundary to the northern most point of City Parcel Locator Number 4879-00-080; thence northeasterly 131.37 feet to the western most point of City Parcel Locator Number 3966-13-250; thence northeasterly 306.24 feet along said parcel's boundary to the northern most point of said parcel; thence southeasterly 33.22 feet on a line parallel to the prolongation of the southern boundary of City Parcel Locator Number 3966-13-250 to the center line of South Boyle Avenue; thence northeasterly 71.42 feet along the center line of South Boyle Avenue to the prolongation of the northern boundary of City Parcel Locator Number 3964-13-241; thence southeasterly 938.19 feet along

said parcel's boundary and following its prolongation to the eastern most point of City Parcel Locator Number 3964-13-130; thence northeasterly 19.43 feet to the northern most point of City Parcel Locator Number 3964-13-085; thence southeasterly 192.33 feet along said parcel's boundary and following its prolongation to the center line of Bartle Avenue; thence southwesterly 231.63 feet along the center line of Bartle Avenue to its intersection with the center line of Papin Street; thence southeasterly 177.03 feet along the center line of Papin Street to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3965-00-250; thence southwesterly 241.21 feet along said parcel's boundary and following its prolongation to the alley center line of City Block 3965; thence northwesterly 53.25 feet along the alley center line of City Block 3965 to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3965-00-850; thence southwesterly 157.33 feet along said parcel's eastern boundary to the southern most point of said parcel; thence northwesterly 253.33 feet along the southern boundary of said parcel and following its prolongation to the western most point of City Parcel Locator Number 3965-00-770; thence northeasterly 161.01 feet along said parcel's boundary and following its prolongation to the alley center line of City Block 3965; thence northwesterly 207.31 feet along the said alley center line to its intersection with the center line of Talmage Avenue; thence southwesterly 157.96 feet along the center line of Talmage Avenue to the intersection of the center line of Talmage Avenue and the prolongation of the southern boundary of City Parcel Locator Number 3965-00-075; thence northwesterly 601.69 feet along said parcel's boundary to the western most point of said parcel; thence northeasterly 150.80 feet along said parcel's boundary to a point on said parcel's boundary; thence northwesterly 169.45 feet to the northern most point of City Parcel Locator Number 3965-00-590; thence northwesterly 80.56 feet to the eastern most point of City Parcel Locator Number 4879-00-180; thence northwesterly 128.10 feet along said parcel's boundary to the northern most point of said parcel; thence northwesterly 493.54 feet to the intersection of the alley center line of City Block 4879 and the line connecting the northern most point of City Parcel Locator Number 4879-00-261 to the western most point of City Parcel Locator Number 4879-00-012, being the point of beginning.

LEGAL DESCRIPTION FOR
Neighborhood Center Type 2 (South of Manchester)

Beginning at the intersection of the center line of South Kingshighway Boulevard and the center line of Swan Avenue in the City of St. Louis, Missouri, and proceeding easterly 350.57 feet along the center line of Swan Avenue to its intersection with the prolongation of the alley center line of City Block 5047; thence northerly 196.86 feet along said center line to a point along said center line; thence easterly 974.89 feet along said center line to its intersection with the center line of Taylor Avenue; thence northeasterly 5.76 feet along the center line of Taylor Avenue to its intersection with the alley center line of City Block 3974; thence northeasterly 16.01 feet along the alley center line of City Block 3974 to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3974-00-270; thence southerly 205.51 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Swan Avenue; thence westerly 59.37 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3975-00-010; thence southerly 173.19 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3975; thence westerly 37.67 feet along said center line to its intersection with the eastern boundary of City Parcel Locator Number 3975-00-460; thence southerly 246.60 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Norfolk Avenue; thence westerly 90.93 feet along said center line to its intersection with the eastern boundary of City Parcel Locator

Number 3980-00-010; thence southerly 210.27 feet along the eastern boundary of said parcel to its intersection with the alley center line of City Block 3980; thence westerly 63.32 feet along said center line to its intersection with the eastern boundary of City Parcel Locator Number 3980-00-490; thence southerly 208.24 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Vista Avenue; thence westerly 65.18 feet along said center line to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3981-00-025; thence southerly 203.17 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3981; thence easterly 1,125.99 feet along said center line to its intersection with the center line of South Newstead Avenue; thence northerly 7.17 feet along the center line of South Newstead Avenue to its intersection with the alley center line of City Block 3982; thence easterly 885.51 feet along the alley center line of City Block 3982 to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 3982-00-260; thence southerly 209.12 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Hunt Avenue; thence westerly 307.98 feet along said center line to its intersection with the alley center line of City Block 3985; thence southerly 206.46 feet to a point along said center line; thence westerly 572.29 feet along said center line to its intersection with the center line of South Newstead Avenue; thence southerly 266.45 feet along said center line to its intersection with the northern boundary of City Parcel Locator Number 9097-00-110; thence westerly 2,838.58 feet along said parcel's northern boundary to its intersection with the center line of South Kingshighway Boulevard; thence northerly 741.78 feet along said center line to its intersection with the center line of Swan Avenue, being the point of beginning.

LEGAL DESCRIPTION FOR
Neighborhood Core

Beginning at the intersection of the center line of South Kingshighway Boulevard and the center line of Swan Avenue in the City of St. Louis, Missouri; thence northeasterly 435.91 feet along the center line of South Kingshighway Boulevard to its intersection with the center line of Manchester Avenue; thence northerly 1,369.89 feet along the center line of South Kingshighway Boulevard to its intersection with the center line of Oakland Avenue; thence northerly 430.84 feet to a point located North 74 Degrees 48 Minutes 22 Seconds at 15.50 Feet from the northwesterly corner of City Block 5043; thence to a point on a non-tangent curve to the left which radius bears south 86 Degrees 12 Minutes 33 Seconds West a distance of 610.00 Feet; thence northwesterly along said curve to the left an arc distance of 136.04 Feet having a radius of 610.00 Feet, which chord bears North 10 Degrees 10 Minutes 47 Seconds West a distance of 135.75 Feet to a point; thence continuing along said curve an arc distance of 133.06 Feet having a radius of 610.00 Feet, which chord bears North 22 degrees 49 Minutes 03 Seconds West a distance of 132.80 Feet to a point, said point being the Southerly most corner of the Forest Park Parcel FP-20 also on the westerly line of said Kingshighway 130 Feet Boulevard; thence leaving said curve northerly along said westerly line of Kingshighway North 08 Degrees 59 Minutes 38 Seconds east a distance of 353.00 Feet to a point; thence north 56 Degrees 04 Minutes 58 Seconds East a distance of 122.72 Feet to a point; thence north 48 degrees 14 Minutes 53 Seconds east a distance of 147.50 Feet to a point; thence south 31 Degrees 30 Minutes 00 Seconds East a distance of 90.00 Feet to a point; thence south 74 Degrees 18 Minutes 00 Seconds East a Distance of 48.00 Feet to a point; thence north 38

Degrees 50 Minutes 00 Seconds east Distance of 19.07 Feet to a point being the northerly line of Chouteau Avenue 80 feet wide; thence easterly along said Northerly line South 74 Degrees 48 Minutes 08 Seconds east a distance of 47.42 Feet to a point; thence southwesterly 105.92 feet to the northern most point of City Parcel Locator Number 5073-00-470; thence southwesterly 212.59 feet along said parcel's western boundary and following its prolongation to its intersection with the alley center line of City Block 5073; thence westerly 17.48 feet to the northern most point of City Parcel Locator Number 5073-00-440; thence southerly 41.12 feet along the western boundary of said parcel to the northern most point of City Parcel Locator Number 5073-00-450; thence southerly 92.27 feet along the western boundary of said parcel to a point; thence southwesterly 68.86 feet along said parcel's boundary and following its prolongation to its intersection with the center line of Gibson Avenue; thence easterly 110.31 feet along the alley center line of City Block 5042; thence southerly 425.57 feet along the said alley center line to its intersection with the center line of Arco Avenue; thence southwesterly 432.58 feet along the alley center line of City Block 5043 to its intersection with the center line of Oakland Avenue; thence southeasterly 12.35 feet along the center line of Oakland Avenue to its intersection with the alley center line of City Block 5044; thence southwesterly 430.72 feet along the alley center line of City Block 5044 to its intersection with the center line of Wichita Avenue; thence easterly 163.72 feet along the center line of Wichita Avenue to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5045-00-650; thence southerly 218.67 feet along the eastern boundary of said parcel to its intersection with the alley center line of City Block 5045; thence easterly 242.41 feet along the said alley center line to its intersection with the western boundary line of City Parcel Locator Number 5045-00-600; thence southerly 215.80 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Cadet Avenue; thence easterly 214.37 feet along said center line to its intersection with the center line of Manchester Avenue; thence westerly 465.50 feet along the center line of Manchester Avenue to its intersection with the prolongation of the eastern boundary of City Parcel Locator Number 5047-00-020; thence southerly 215.21 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5047; thence westerly 169.41 feet along said alley center line to a point along said alley center line; thence southerly 198.86 feet along said alley center line to its intersection with the center line of Swan Avenue; thence westerly 350.57 feet along the center line of Swan Avenue to its intersection with the center line of South Kingshighway Boulevard, being the point of beginning.

LEGAL DESCRIPTION FOR
Boulevard Type One

Beginning at the southwestern point of City Parcel Locator Number 5233-00-020 in the City of St. Louis, Missouri; thence northeasterly 68.99 feet along said parcel's western boundary to a point non-tangent with State of Missouri Interstate 64 Right-of-Way; thence northeasterly on a curve 276.77 feet along said parcel's boundary to the northern most point of City Parcel Locator Number 5233-00-030; thence southeasterly 410.95 feet to the eastern most point of said parcel; thence northeasterly 80.85 feet to the northern most point of City Parcel Locator Number 4807-00-011; thence southeasterly 309.51 feet to a point along said parcel's boundary; thence southeasterly 172.73 feet along said parcel's boundary to its intersection with the boundary of City Parcel Locator Number 4807-00-046; thence southeasterly 105.40 feet along said parcels boundary to a point; thence southeasterly 230.93 feet along said parcel's boundary to a point; thence southeasterly 273.15 feet along said parcel's boundary to the eastern most point of said parcel; thence easterly 34.10 feet to the center line of South Newstead Avenue; thence southwesterly 444.16 feet along the center line of South Newstead Avenue to its

intersection with the center line of Chouteau Avenue; thence southeasterly 721.25 feet along the center line of Chouteau Avenue to its intersection with the center line of Tower Grove Avenue; thence northeasterly 236.60 along the center line of Tower Grove Avenue to its intersection with the prolongation of the southern boundary of City Parcel Locator Number 4879-00-261; thence easterly 23.63 feet to the western most point of said parcel; thence northeasterly 69.05 feet along said parcel's western boundary line to a point along said parcel's boundary line; thence northeasterly 89.74 feet along a curve on said parcel's boundary line to the northern most point of said parcel; thence northeasterly 14.78 feet along the line connecting the northern most point of said parcel and the western most point of City Parcel Locator Number 4879-00-012 to its intersection with alley center line of City Block 4879; thence southeasterly 871.33 feet along the alley center line of City Block 4879 and following its prolongation to its intersection with the western boundary line of City Parcel Locator Number 3965-00-075; thence southerly 150.80 feet along the western boundary of said parcel to the western most point of said parcel; thence easterly 601.69 feet along the southern boundary of said parcel and following its prolongation to its intersection with the center line of Talmage Avenue; thence northerly 157.96 feet along said center line to its intersection with the alley center line of City Block 3965; thence easterly 207.31 feet along the alley center line of City Block 3965 to its intersection with the western boundary line of City Parcel Locator Number 3965-00-770; thence southerly 161.01 feet along the western boundary of said parcel to its intersection with the northern boundary line of City Parcel Locator Number 3965-00-390; thence easterly 136.11 feet along the northern boundary of said parcel to its intersection with the eastern boundary line of City Parcel Locator Number 3965-00-365; thence southerly 217.31 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Chouteau Avenue; thence westerly 117.25 feet along said center line to its intersection with the alley center line of City Block 5114; thence southerly 175.44 feet along the alley center line of City Block 5114 to a point along said alley center line; thence westerly 266.34 feet to a point along said alley center line; thence westerly 2,248.06 feet along said alley center line and following its prolongation to its intersection with South Newstead Avenue; thence southerly 5.73 feet along the center line of South Newstead Avenue to its intersection with the prolongation of the alley center line of City Block 5111; thence westerly 1,060.97 feet along said alley center line to its intersection with the center line of South Taylor Avenue; thence southerly 11.13 feet along the center line of South Taylor Avenue to its intersection with the alley center line of City Block 5073; thence westerly 97.62 feet along said alley center line to its intersection with the prolongation of the eastern boundary City Parcel Locator Number 5073-00-186; thence northerly 254.98 feet along the eastern boundary of said parcel and following its prolongation to its intersection with the center line of Chouteau Avenue; thence westerly 63.82 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 5233-00-080; thence northerly 216.62 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 5233; thence westerly 102.57 feet along said alley center line to a point along said center line; thence northeasterly 81.02 feet to a point along said alley center line; thence northwesterly 578.06 feet to the intersection of said alley center line with the line connecting the north most point of City Parcel Locator Number 5233-00-240 and western most point of City Parcel Locator Number 5233-00-020, being thence northeasterly 12.27 feet to the western most point of City Parcel Locator Number 5233-00-020, being the point of beginning.

LEGAL DESCRIPTION FOR
Boulevard Type Two

Beginning at the intersection of the northern boundary of City Parcel Locator Number 9097-00-110 and the center line of South Newstead Avenue in the City of St. Louis, Missouri; thence northerly 266.48 feet along said center line to its intersection with the alley center line of City Block 3985; thence easterly 572.29 feet along said alley center line to a point along said alley center line; thence northerly 206.46 feet along said alley center line to its intersection with the center line of Hunt Avenue; thence easterly 307.98 feet along the center line of Hunt Avenue to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3982-00-250; thence northerly 209.13 feet along the western boundary of said parcel and following its prolongation to its intersection with the alley center line of City Block 3982; thence easterly 293.57 feet along said alley center line and following its prolongation to the western most point of City Parcel Locator Number 3983-00-260; thence northerly 205.69 feet along the western boundary of City Parcel Locator Number 3983-00-010 and following its prolongation to its intersection with the center line of Vista Avenue; thence easterly 266.23 feet along said center line to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3983-00-020; thence southerly 207.71 feet along the western boundary of said parcel to its intersection with the northern boundary of City Parcel Locator Number 3983-00-210; thence easterly 387.23 feet along the northern boundary of said parcel and following its prolongation to its intersection with the western boundary of City Parcel Locator Number 3983-00-150; thence northerly 208.91 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Vista Avenue; thence easterly 184.47 feet along said center line to its intersection with the center line of South Boyle Avenue; thence northerly 114.01 feet along the center line of South Boyle Avenue to its intersection with the alley center line of City Block 3991; thence northeasterly 1,627.66 feet along the alley center line of City Block 3991 and following its prolongation to its intersection with the alley center line of City Block 3993; thence northeasterly 486.90 feet to a point along the alley center line of City Block 3993; thence northwesterly 141.69 feet along said alley center line to its intersection with the center line of Manchester Avenue; thence easterly 490.53 feet along the center line of Manchester Avenue to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3957-00-181; thence northerly 197.61 feet along the western boundary of said parcel to the western most point of said parcel; thence northeasterly 244.67 feet along the western boundary of said parcel and following its prolongation to its intersection with the center line of Papin Street; thence easterly 224.35 feet along said center line to its intersection with the prolongation of the center line between the eastern boundary line of city parcel locator number 3958-00-010 and the western boundary of city parcel locator number 3958-00-030; thence northerly 224.33 the center line between the eastern boundary line of city parcel locator number 3958-00-010 and the western boundary of city parcel locator number 3958-00-030 and following its prolongation to its intersection with the center line of the highway 40 eastbound off-ramp to Vandeventer; thence westerly 939.18 feet following a curve, along the center line of the highway 40 eastbound off-ramp to Vandeventer to its intersection with the center line of South Sarah Street; thence northeasterly 349.05 feet along the center line of South Sarah Street to the intersection of the prolongation of the northern most boundary adjacent to South Sarah Street of City Parcel Locator Number 3959-00-080; thence southeasterly 72.89 feet along said parcel's boundary to a point; thence northeasterly 549.03 feet along said parcel's boundary to a point; thence northeasterly 126.68 feet along said parcel boundary to the northern most point of said parcel; thence northeasterly 39.77 feet to the western most point of City Parcel Locator Number 3954-00-140; thence northeasterly 293.21 feet along said parcel's boundary to the northern most point of said parcel; thence northeasterly 75.12 feet to the northern most point of City Parcel Locator Number 3954-00-120; thence northeasterly 13.44 feet to a point along the boundary of City Parcel Locator Number 3954-00-020; thence northeasterly 98.17 feet along said parcel's boundary and following its prolongation to the center line of Clayton Avenue; thence southeasterly 400.02 feet along the center line of Clayton Avenue

to its intersection with the prolongation of the western boundary of City Parcel Locator Number 3953-00-090; thence northeasterly 127.85 feet along said parcel's boundary to the northern most point of said parcel; thence southeasterly 63.92 feet along said parcel's boundary to the boundary line's intersection with the boundary of City Parcel Locator Number 3953-00-080; thence northeasterly 66.92 feet along said parcel's boundary to the northern most point of said parcel; thence southeasterly 69.01 feet along said parcel's boundary to the intersection of said parcel's boundary with the western most point of City Parcel Locator Number 3953-00-070; thence northeasterly 126.19 feet along said parcel's boundary to the northern most point of said parcel; thence southeasterly 209.45 feet along said parcel's boundary and following its prolongation to the center line of South Vandeventer Avenue; thence southwesterly 164.84 feet along said center line to the prolongation of the northern most boundary of City Parcel Locator Number 3949-00-060; thence southeasterly 127.45 feet along said parcel's boundary to its intersection with the eastern boundary of said parcel; thence southerly 221.47 feet along the eastern boundary of City Parcel Locator Number 3949-00-060 to a point; thence easterly 50.18 feet along the boundary of said parcel to the eastern most point of said parcel; thence southwesterly 174.59 feet along said parcel's boundary to the eastern most point of City Parcel Locator Number 3947-00-040; thence southerly 243.00 feet along the eastern boundary of said parcel to a point; thence northwesterly 77.51 feet along said parcel's boundary to a point; thence southwesterly 459.26 feet along said parcel's boundary and following its prolongation to its intersection with the center line of Papin Street; thence westerly 166.78 feet along said center line to its intersection with the prolongation of the eastern boundary line of City Parcel Locator Number 3946-00-072; thence southerly 286.08 feet along the eastern boundary of said parcel to the southern most point of said parcel; thence southwesterly 99.99 feet to the northern most point of City Parcel Locator Number 9098-00-060; thence southwesterly 3,474.09 feet along the northwestern boundary of City Parcel Locator Number 9098-00-060 to its intersection with center line of South Vandeventer Avenue; thence southerly 313.33 feet along the center line of South Vandeventer Avenue to its intersection with the center line of Tower Grove Avenue; thence northerly 136.20 feet along the center line of Tower Grove Avenue to its intersection with the prolongation of the northern boundary of City Parcel Locator Number 9097-00-110; thence westerly 934.65 feet along said parcel's boundary to its intersection with the center line of South Newstead Avenue, being the point of beginning.

EXHIBIT C

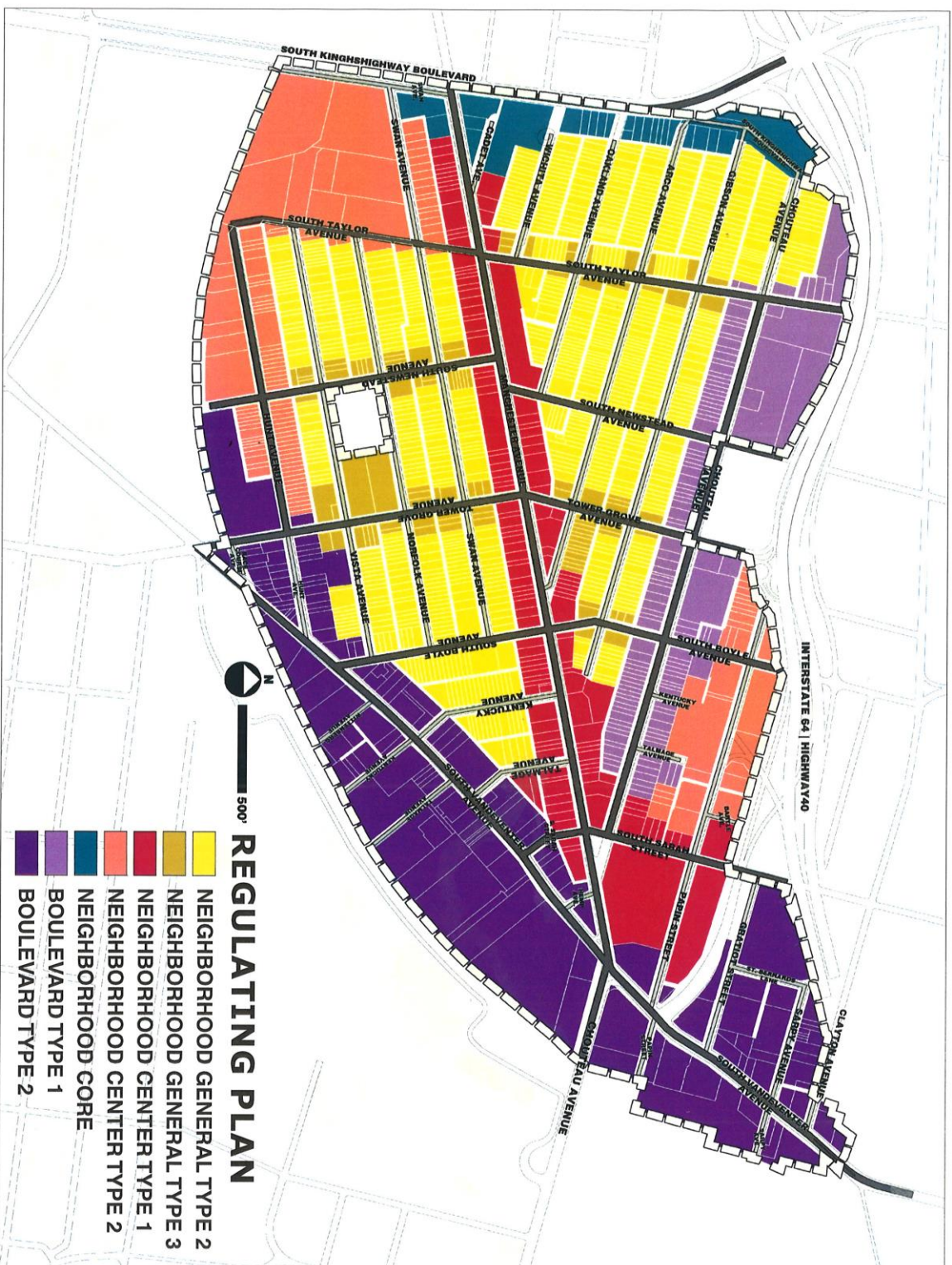
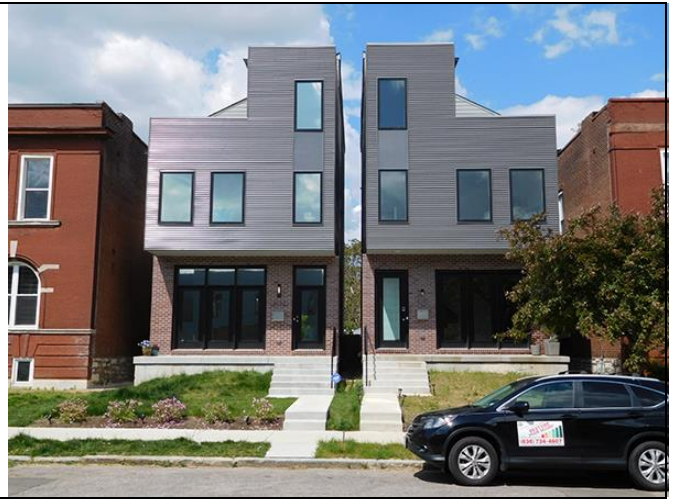


Exhibit “D”

Photos of Forest Park Southeast Form-Based District



1) Residential streetscape
4500 block of Arco Ave.
(Neighborhood General Type 2)



2) 2 1-family buildings
4233 & 4231 Gibson Ave.
(Neighborhood General Type 2)



3) Mixed-use building (Zephyr Beauty Salon &
Distinctive Wines/residential units)
4301 Arco Ave.
(Neighborhood General Type 3)



4) Mixed-use building
4470 Arco Ave.
(Neighborhood General Type 3)

Exhibit “D”

Photos of Forest Park Southeast Form-Based District



5) The Grove
4100 block of Manchester Ave.
(Neighborhood Center Type 1)



6) Commercial buildings
4200 block of Manchester Ave.
(Neighborhood Center Type 1)



7) Swiss American, Inc.
4200 Papin St.
(Neighborhood Center Type 2)



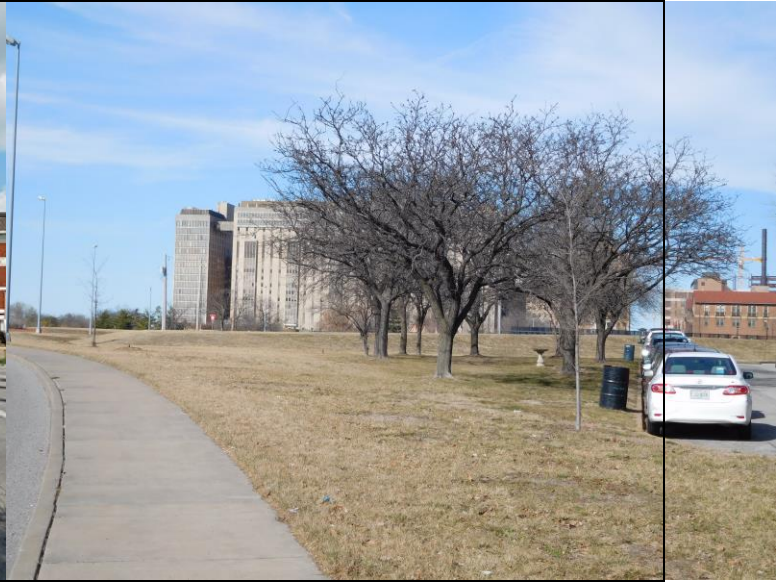
8) Madison Farms Butter Co.
4112 Papin St.
(Neighborhood Center Type 2)

Exhibit “D”

Photos of Forest Park Southeast Form-Based District



9) Vacant multiple-family buildings
1000 block of S. Kingshighway Blvd.
(Neighborhood Core)



10) Vacant land (owned by MoDOT)
Southeast corner of Kingshighway Blvd. & I-64
(Neighborhood Core)



11) Aventura at Forest Park
4431 Chouteau Ave.
(Boulevard Type 1)



12) Warehouse complex
4321 Chouteau Ave.
(Boulevard Type 1)

-3-
Exhibit “D”

Photos of Forest Park Southeast Form-Based District



13) Vandeventer Truck Sales, Inc.
3974 Sarpy St.
(Boulevard Type 2)



14) Laclede Cab Company
600 S. Vandeventer Ave.
(Boulevard Type 2)



15) Commercial building
1219 S. Vandeventer Ave.
(Boulevard Type 2)



16) Woodward Lofts (conversion of industrial
building to mixed-use building)
1519 Tower Grove Ave.
(Boulevard Type 2)

EXHIBIT E

1 **AN ORDINANCE RECOMMENDED BY THE PLANNING COMMISSION TO**
2 **PROVIDE FOR THE ESTABLISHMENT OF A FOREST PARK SOUTHEAST**
3 **FORM-BASED DISTRICT (THE “DISTRICT”); AND CONTAINING A**
4 **SEVERABILITY CLAUSE AND AN EFFECTIVE DATE CLAUSE.**

5 WHEREAS, the Planning Commission desires to create a Form-Based District as an
6 overlay zoning district and as a means of guiding future growth in an environmentally, socially,
7 and economically sustainable manner.

8 WHEREAS, Ordinance 69199 provides for the establishment of Form-Based Districts in
9 order to effectively regulate improvements and enhance the vibrancy and atmosphere of a
10 neighborhood with a cohesive urban form and character, thereby promoting the health, safety,
11 convenience, comfort, prosperity and the general welfare of the community; and

12 WHEREAS, the District has been identified as a district in which form-based zoning
13 promotes the intent and purpose of Ordinance 69199.

14 WHEREAS, the District meets the criteria and minimum requirements established by
15 Ordinance 69199.

16 **NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS**
17 **FOLLOWS:**

18 **SECTION ONE. Form-Based District Established and Named.**

19 **A. Established.** There is hereby established a Forest Park Southeast Form-Based
20 District.

21 **B. Purpose and Intent.** The purpose of the District is to promote health, safety,
22 convenience, comfort, prosperity, and the general welfare of the community by establishing
23 unique allowed use and development standards for properties within the District. These

1 standards are intended to help preserve and protect the existing historic and distinctive character
2 of the District by requiring new construction and additions to existing buildings to be integrated
3 into and complement the built environment. Through the application of these standards the
4 relationship between building facades and the public realm, the form and mass of buildings in
5 relation to one another, and the scale and types of streets and blocks are addressed.

6 **C. District Incorporated Herein.** The Forest Park Southeast Form-Based District,
7 as approved by the Planning Commission on November 8, 2017 is hereby adopted and is hereby
8 incorporated by reference, as if fully set forth in this Ordinance. A true and accurate copy of the
9 Forest Park Southeast Form-Based District is attached hereto and incorporated herein as Exhibit
10 A.

11 **SECTION TWO. Minimum Requirements; Regulatory Subjects.**

12 The City hereby finds that the District meets the criteria and minimum requirements
13 established by Ordinance 69199 in that (i) it is at least 15 contiguous acres; (ii) that the location
14 and circumstances of the District are such that form-based zoning would help the area develop
15 into its full potential; and (iii) the District is one where the Planning Commission desires to
16 encourage a transformation of an area or to make general improvements to the area. In addition
17 and as permitted by Ordinance 69199, the Code includes the following regulatory subjects:
18 Building Envelope Standards, Development Standards, and use regulations. Photographs
19 included in the Forest Park Southeast Form-Based District are solely for purposes of illustration
20 and are not intended to be regulatory.

21 The District will only serve as an overlay code on the regulatory subjects specified in the
22 District, and regulatory subjects not included in the District will continue to be regulated by the
23 existing Zoning Code.

1 **SECTION THREE. District Boundaries.**

2 The boundaries of the Forest Park Southeast Form-Based District and of each zone
3 located within the District are as provided in Exhibit B, attached hereto and incorporated herein
4 by reference. A map indicating the boundaries of the District and of each zone located within the
5 District is provided in Exhibit C, attached hereto and incorporated herein by reference.
6 Exhibit C also indicates the existing zoning.

7 **SECTION FOUR. Applicability.**

8 **A. Applicability of Form-Based District.** The District is intended as an overlay to
9 the existing Zoning Code of the City of St. Louis that is in force and effect in the District. The
10 District applies to all applications for permits that consist of or include New Construction and, to
11 all applications for permits that consist of or include Additions. In addition, the provisions of
12 Section 3.0 Building Envelope Standards, VIII – Use Requirements – shall apply in the event the
13 Zoning Code of the City of St. Louis requires an applicant to procure an occupancy permit for a
14 particular activity.

15 **SECTION FIVE. Additional Authority.** For purposes of the administration of this Ordinance,
16 the Zoning Administrator, with the advice and concurrence of the City Counselor, is hereby
17 authorized and directed to cure scrivener’s errors consistent with the intent of this Ordinance and
18 necessary and appropriate for the effective administration of this Code and of the Zoning Code.

19 **SECTION SIX. Severability Clause.**

20 If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held
21 invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a
22 separate, distinct, and independent provisions, and such holding shall not affect the validity of
23 the remaining portions thereof.

1 **SECTION SEVEN. Effective Date.**

2 This Ordinance shall be in full force and effect as of April 1, 2018, provided, however,
3 bona fide applications for permits pending as of the effective date of this Ordinance shall be
4 considered under the existing Zoning Code.

EXHIBIT A

**The Forest Park Southeast Form-Based Zoning Code
prepared for the
Park Central Development Corporation
by
H3 Studio**

On file with City Register's Office

EXHIBIT B
Legal Description

Attached Hereto

EXHIBIT C
District Map